405 1215 Cameron Avenue SW

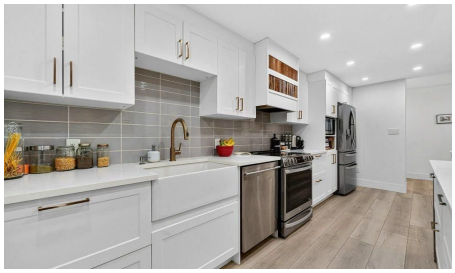
Calgary | Active | MLS® A2325110

$339,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1981**	**1,117.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Welcome to Mount Royal Terrace! This fully renovated TOP FLOOR 2-bedroom, 2-bathroom condo is ideally located in the heart of Mount Royal, just steps to the shops, restaurants, cafes, and amenities along 17th Avenue.

This bright and spacious apartment has been beautifully updated throughout and offers a great layout for both everyday living and entertaining. The living room features a cozy wood-burning fireplace and opens to the dining area and south-facing balcony. The renovated kitchen offers white cabinetry, quartz countertops, and newer appliances. Luxury vinyl plank flooring throughout and air conditioning add to the comfort and appeal.

The spacious primary bedroom includes a walk-in closet, 4-piece ensuite, and a great sun room that works well as a sitting area, reading space, home office, or additional storage. The second bedroom also has its own sun room, adding even more flexibility. A 3-piece main bathroom, in-suite laundry, and plenty of storage complete this functional floor plan.

The south-facing balcony is a great spot to enjoy your morning coffee or summer BBQs. The building also features two rooftop communal balcony areas with fantastic unobstructed views of the downtown skyline. This unit comes with TWO OVERSIZED UNDERGROUND PARKING STALLS located directly across from the elevator, plus an assigned storage locker. HEAT & AIR CONDITIONING included in the condo fees!

A fantastic opportunity to own a fully renovated top-floor condo in one of Calgary’s most walkable inner-city communities. Incredible value in a prime location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325110
Bedrooms	2
Bathrooms	2
Year Built	1981
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,117.4 sq. ft.
Main Level Finished Area:	1,117.4 sq. ft.
Condo Fee:	$944.41
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Top
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	1981 (Age: 45)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	8210876
Heating:	Hot Water, Natural Gas
New Constr.:	No

Construction Material:	Brick, Concrete, Metal Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Parkade, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Mount Royal Terrace
Community:	Lower Mount Royal
Amenities:	Parking, Storage
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pets Not Allowed
Pets Allowed:	No
Main Floor	Bedroom · 11'6" × 9'11" ·
Main Floor	Dining Room · 10'1" × 8'3" ·
Main Floor	Foyer · 11'9" × 10'3" ·
Main Floor	Kitchen · 10'1" × 9'8" ·

Main Floor	Living Room · 21'6" × 12' ·
Main Floor	Bedroom - Primary · 15'4" × 12' ·
Main Floor	Sunroom/Solarium · 15'9" × 3'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Jun 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/405-1215-cameron-avenue-sw-calgary-a2325110/

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