

# \$379,000 - 405, 1313 Cameron Avenue Sw, Calgary

MLS® #A2221436

**\$379,000**

1 Bedroom, 2.00 Bathroom, 1,016 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

RARE FIND! 1000+ sqft CONDO with gorgeous, unobstructed South AND West Views from TWO massive balconies! SW CORNER END UNIT in prestigious Cameron Court, Lower Mount Royal. IN-SUITE LAUNDRY, TWO BATHROOMS, One bedroom PLUS DEN/OFFICE/NOOK area that could be re-imagined as a SECOND BEDROOM (see drawing in photos #46) with its own balcony and closet. SUPERB LOCATION! Lower Mount Royal is one of the top 10 most walkable neighbourhoods... just steps from 17th Avenue, 10 minutes to Marda Loop and the downtown core, an easy jaunt to all amenities including vibrant shops, services, restaurants, coffee shops, public transportation and groceries (Co-op, Safeway and Save on Foods). Listen to the birds chirping in the mature trees surrounding the complex while you enjoy a morning java and stellar views from the privacy of your own big, beautiful balconies where you have a 180 degree, clear view of downtown, the Foothills Hospital, the University buildings, McMahon stadium and the Calgary Stampede Grounds. The beautiful brick façade of only 20 units runs five stories high and wraps around the entire edifice. This bright, sunny condo has a dedicated living room, dining room and kitchen with a connected office/den or breakfast nook, a 4-piece private bathroom. The second 3-piece en-suite bathroom is in the large primary bedroom that also has 2 walk in his/hers closets and a cushioned window



bench (extra storage here) where you can relax and read your favourite novel. The fireplace is currently decommissioned, but could either be entirely removed for more floor space or remodeled to fit an electric fireplace. Upgrades include beautiful Brazilian hardwood flooring, newer windows & 2 balcony doors (w/in 5yrs), all window coverings (w/in 3yrs), fresh paint, newer stove and more! Must be seen to be appreciated. There is even a big laundry room with extra in-suite storage, an assigned, underground, heated parking stall (#19), storage locker (#9) and bicycle storage. You can relax, sunbathe or entertain friends and family on the two roof top patios, again with unobstructed views from every direction! The top floor #5, hosts the common lounge area library/billiards room with games, books, pool table and 2 washrooms. The main floor has a spa/exercise room, mail area and storage. It really has everything you could want for your new lifestyle. Don't miss out on this beauty! Book to view today!

Built in 1981

### **Essential Information**

MLS® #	A2221436
Price	\$379,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,016
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	405, 1313 Cameron Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L2

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Parkade, Underground, On Street

### **Interior**

Interior Features	Laminate Counters, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	5
Basement	None

### **Exterior**

Exterior Features	Balcony, Courtyard, Lighting
Roof	Clay Tile
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	7
Zoning	M-C2

### **Listing Details**

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.