

# \$709,000 - 1145 Cameron Avenue Sw, Calgary

MLS® #A2261870

**\$709,000**

3 Bedroom, 2.00 Bathroom, 2,250 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Discover the best of inner-city living at Hillandale with this charming multi-level townhome just steps from downtown offices, boutique shops, and top restaurants. The home opens onto a private inner courtyard and welcomes you with a vaulted entry and an airy, open-concept floor plan. The main level features extensive maple hardwood flooring, a cozy family room with fireplace and built-ins, and a stylish kitchen with maple cabinetry, granite countertops, island, and gas range.

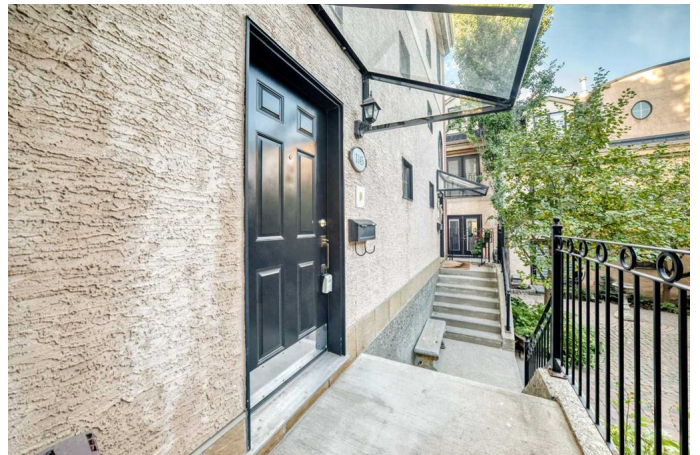
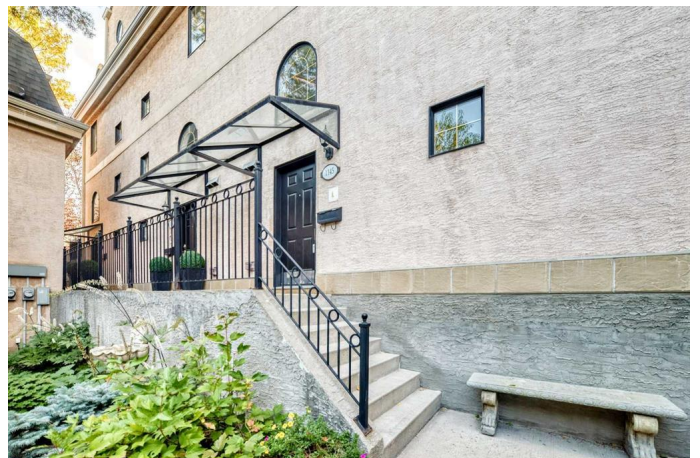
On the second floor, you'll find a bright bedroom with city and courtyard views, a full bath, convenient laundry, and a large flex room with a wall of windows—perfect for an office, gym, or studio. The third floor is dedicated to the primary retreat, complete with two skylights, walk-through closet, and a spa-inspired ensuite with dual sinks, jetted tub, and separate shower.

The lower level offers additional storage and direct access to the spacious double garage. Combining modern comfort with classic design, this townhome is truly a pleasure to view and an ideal opportunity to enjoy a vibrant inner-city lifestyle.

Built in 1995

## Essential Information

MLS® #                      A2261870



|                |               |
|----------------|---------------|
| Price          | \$709,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 2,250         |
| Acres          | 0.00          |
| Year Built     | 1995          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1145 Cameron Avenue Sw |
| Subdivision | Lower Mount Royal      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 0K6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Skylight(s)                                                             |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                              |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Gas                                                                                                                     |
| Basement          | None                                                                                                                    |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | Landscaped, Private, Rectangular Lot, See Remarks |
| Roof            | Asphalt Shingle                                   |
| Construction    | Brick, Stucco, Wood Frame                         |
| Foundation      | Poured Concrete                                   |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 43                |
| Zoning         | M-C2              |

### **Listing Details**

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.