

# \$199,900 - 2, 1230 Cameron Avenue Sw, Calgary

MLS® #A2188932

## \$199,900

1 Bedroom, 1.00 Bathroom, 692 sqft  
Residential on 0.00 Acres

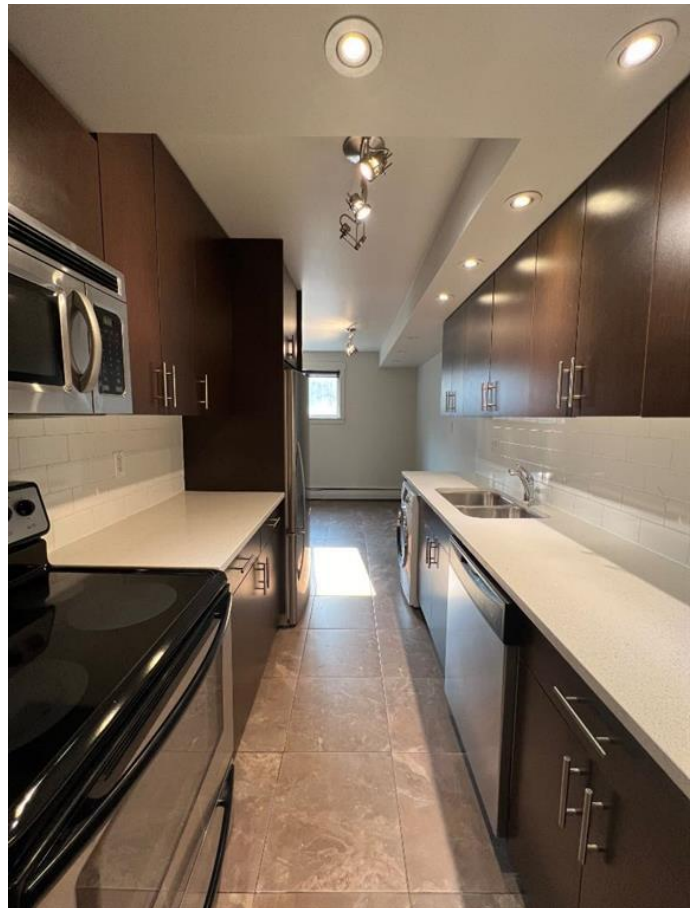
Lower Mount Royal, Calgary, Alberta

Great location in the heart of Lower Mount Royal. The Black Squirrel is a boutique concrete building with only 18 units and was extensively renovated in 2010 with all new vinyl windows, boiler system and balconies. This corner unit is located on the lower floor, all rooms are below ground level, and offers tons of privacy. This tastefully renovated unit has new paint, updated tile floors throughout, a spacious living room that opens to an outdoor south facing patio, eating area, kitchen with many upgrades, including quartz counter tops, modern cabinets, stainless steel appliances and upgraded European washer/dryer unit. Assigned surface parking stall and lots of street parking available. Pets are welcome in this building and the patio in this unit offers them a great abode. Perfect for your first home or investment.

Built in 1959

### Essential Information

MLS® #	A2188932
Price	\$199,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	692
Acres	0.00
Year Built	1959



Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	2, 1230 Cameron Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0K9

### **Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Stall, Assigned

### **Interior**

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	None
Roof	Tar/Gravel
Construction	Brick, Concrete

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	58
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.