$299,000 - 405, 1313 Cameron Avenue Sw, Calgary

MLS® #A2221436

$299,000

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

Lower Mount Royal, Calgary, Alberta

OPEN HOUSE this Sunday 27Jun25 1-3pm! Rare find and superb location! 1000 + sq ft CONDO with a stunning panoramic view of downtown Calgary. This 4th floor Unit is on the NW corner of Cameron Court in Lower Mount Royal. Lower Mount Royal (adjacent to the historic district of Mount Royal) is one of the most desirable neighborhoods in Calgary as well as one of the most walkable. The building is a 5 minute walk to 17th Ave. and its amenities as well as a 15 minute walk to Calgary's vibrant Design District. This lovely low rise, red brick building is a timeless design that you will never grow tired of, and at only 24 units, blends seamlessly into the surrounding residential neighborhood. The top floor has shared amenities such as exterior rooftop terraces and a library/pool room. The building has a shared exercise room/mail room and storage.

This bright spacious unit has 1 very LARGE BEDROOM and another BEDROOM/OFFICE/ BREAKFAST ROOM/FLEXIBLE SPACE that opens directly onto a 26 sq ft balcony. This flexible space can easily be used as both an in-home office or guest bedroom. This room meets the Alberta Building Code requirements for a second bedroom and has been reimagined by a Calgary Architect (renders available upon request). This unit has an INSUITE LAUNDRY ROOM, 1 ASSIGNED INDOOR PARKING STALL (#19) , TWO FULL BATHROOMS, 2 BALCONIES (1 @ 100 sq

ft), BIKE STORAGE and 1 ASSIGNED STORAGE LOCKER (#9). This bright sunny space has a dedicated dining room & balcony, living room, and kitchen that connects to a lovely flexible space with its own balcony. A four piece bathroom is located off the kitchen. A second 3 piece bathroom is an ensuite to a 12â€™-0â€• x 16â€™-0â€• bedroom. This large bedroom has 2 walk-in closets as well a window seat making it a cozy reading nook. The units of the building were designed with wood burning fireplaces that are no longer usable but can be converted to electric units as well as modified into more storage, or possibly a small media hub. Upgrades to the unit include hardwood flooring, new fixtures in the bathrooms, built in bookshelves, kitchen cupboards, new exterior windows/doors & window coverings and updated appliances. This unit is perfect for one person working from home, a pied a terre for a traveling professional, or a couple choosing to enjoy a low maintenance urban lifestyle.

Built in 1981

Essential Information

MLS® #	A2221436
Price	$299,000
Bedrooms	2
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	Underground, Assigned, On Street, Parkade

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, Natural Gas, Hot Water
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	23
Zoning	M-C2

Listing Details

Listing Office	MaxWell Canyon Creek