

\$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.

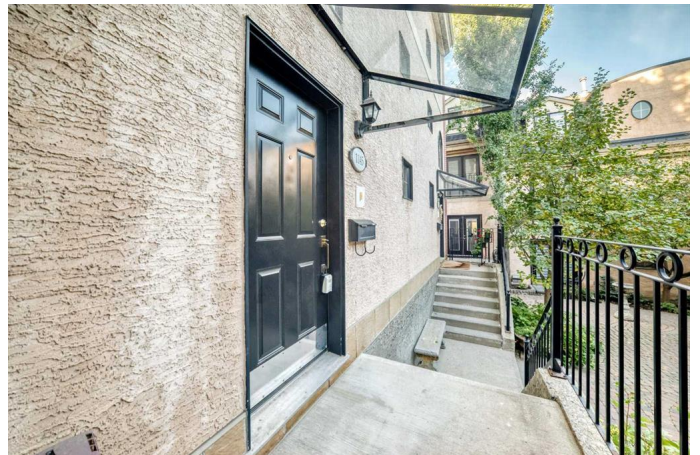
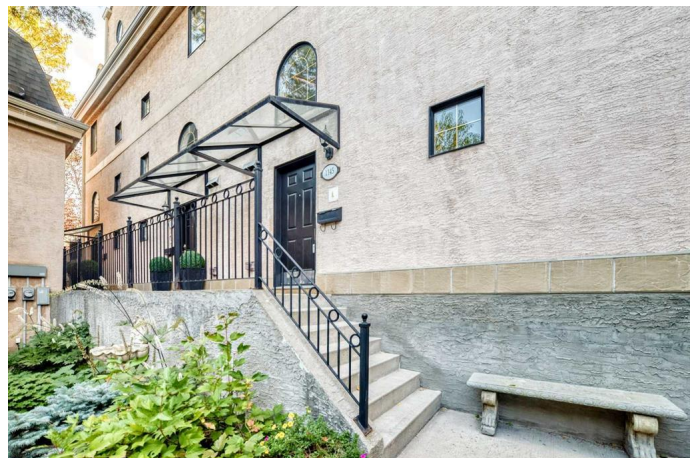
On the second floor, you'll find a bright bedroom with city and courtyard views, a full bath, convenient laundry, and a large flex room with a wall of windows—perfect for an office, gym, or studio. The third floor is dedicated to the primary retreat, complete with two skylights, walk-through closet, 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	18
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.