



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1145 Cameron Avenue SW  
Calgary, Alberta

MLS # A2278957



**\$695,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,250 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Brick

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Skylight(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 685

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

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. Recent upgrades include the complete replacement of Poly-B plumbing for added peace of mind and long-term value. 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.