

# \$2,490,000 - 1003 Cameron Avenue Sw, Calgary

MLS® #A2181924

**\$2,490,000**

0 Bedroom, 0.00 Bathroom, 4,356 sqft  
Multi-Family on 0.16 Acres

Lower Mount Royal, Calgary, Alberta

Exceptional Investment Opportunity:  
4-Plex-Bungalow House with 3 Attached  
Townhouses in Prime Mount Royal Location!

Introducing a unique and remarkable 4-plex at 1003 Cameron Ave SW, perfectly nestled in the sought-after Lower Mount Royal neighbourhood. This prime real estate boasts an unbeatable location, just steps away from the vibrant heart of 17th Ave SW, making it a coveted choice for savvy investors and visionary developers alike.

This exceptional property features a spacious bungalow house with three bedrooms alongside three additional attached townhouses, all fully rented, ensuring immediate revenue generation. The main of the bungalow house floor unit showcases a bright living room, a charming dining area, a well-equipped kitchen, a sunroom, and a full bathroom. The fully developed basement further enhances the property's appeal by including two separate, self-contained units: one 2-bedroom and one 1-bedroom, each equipped with its own kitchen and bathroom. Collectively, the property generates an impressive income of \$12,000 per month, with abundant potential for even higher returns. The three townhouses, accessible from Royal Ave, are in excellent condition and designed for tenant appeal, featuring configurations that include one townhouse with three bedrooms and 1.5 bathrooms, while the others offer two bedrooms each, with either 1.5 or 1 bathroom.



All units come with unobstructed downtown views.

Spanning an expansive 6,921.19 sq ft, the lot is zoned M-C2, offering substantial development potential of up to 5 stories. With no maximum density for the site, current zoning allows for a building size of up to 17,230 sq ft and a maximum height of 16.0m (52.5 ft), making this property a haven for ambitious developers eager to innovate.

Additional Highlights:

**Parking On-Site:** Convenient on-site parking for tenants and guests, enhancing the property's appeal.

**Unique Access Points:** Access from 9th Street, Royal Ave, and Cameron Ave ensures easy entry for residents.

**Natural Parkade Opportunities:** The lot's advantageous slope creates a cost-effective opportunity for a natural parkade entrance along Cameron Ave.

With a solid monthly rental income and significant potential for appreciation, this investment is truly attractive in a blue-chip location with breathtaking views. Additionally, there is ample room to explore possibilities for condominium conversion or enhanced revenue streams. After years of ownership since the 1950s, this developer-friendly seller is open to creative insights—don't miss out on this fantastic investment opportunity!

Built in 1950

## Essential Information

MLS® #	A2181924
Price	\$2,490,000
Bathrooms	0.00
Square Footage	4,356
Acres	0.16
Year Built	1950
Type	Multi-Family

Sub-Type	Row/Townhouse
Style	3 Level Split, Bungalow
Status	Active

### Community Information

Address	1003 Cameron Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0K2

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Parking Pad
# of Garages	9

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range, Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks, Walk-Up To Grade, Exterior Entry, Suite

### Exterior

Exterior Features	Garden, Rain Gutters
Lot Description	Front Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	December 3rd, 2024
Days on Market	141

Zoning

M-C2

## **Listing Details**

Listing Office

eXp Realty

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