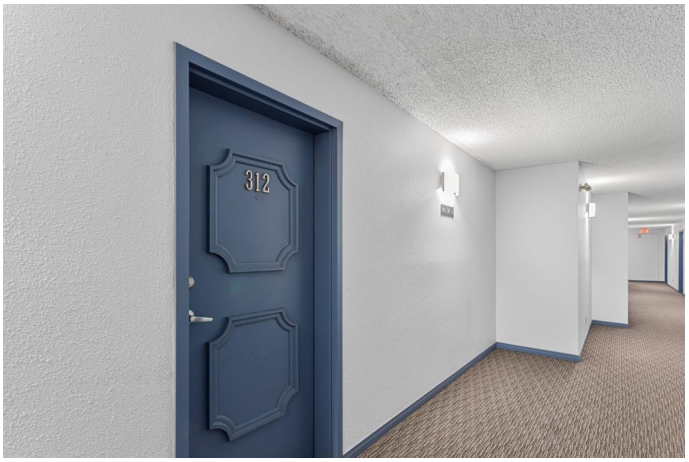
$279,999 - 312, 930 18 Avenue Sw, Calgary

MLS® #A2200740

$279,999
1 Bedroom, 1.00 Bathroom, 554 sqft
Residential on 0.00 Acres



Lower Mount Royal, Calgary, Alberta

Downtown's BEST 1 bed/1 bath apartment w/ one of the lowest condo fees youâ€™ll find in this area WITH underground parking & in-suite laundry! This unit is a hidden gem in Calgaryâ€™s prestigious Lower Mount Royal & YOU NEED TO SEE IT! Within a 2 minute walk, you are on 17th Ave & ready to enjoy all the shops, dining, pubs, coffee shops & even fitness studios nearby. But despite being so close to Calgaryâ€™s liveliest street, your unit is located on a quiet tree-lined street w/ tons of 2hr parking out front & in a building that you donâ€™t see many listings in b/c everything about it makes sense! It makes people NOT want to leave OR sell as even if you outgrow your place, units in this building make for prime investment opportunities! Located off of 18th Ave youâ€™ll find a corner building called, Simmering Court, you have a fob entrance & a spacious clean lobby w/ an elevator to head to your unit. Up 3 floors youâ€™ll find unit #312, a sunny unit thatâ€™s been freshly painted & awaits your own decor/style. Vacant & ready for a quick possession, this unit could be yours to enjoy this Summer/before Stampede. Imagine hosting your friends here before heading out for a night on the town. Heading inside & to the right, you have your open concept galley kitchen, w/ a raised breakfast bar that opens into your living room. This kitchen is equipped w/ newer SS appliances, you have real wood cabinets & laminate counters. In front of your island, you have space for a small dining table,

or if you work from home, space for your office set-up & straight ahead you have a large living room w/ doors leading to our oversized S-facing balcony. If you look at the outside of this building, youâ€™ll notice that only the middle units have extra large balconies, perfect to enjoy your coffee or sip on drinks w/ friends this summer & imagine this street in the fall w/ the beautiful arching trees. Back inside & around the corner, you have a large primary bedroom, big enough for a queen bed w/ nightstands & your closet has closet organizers. Just outside this room is your bathroom w/ a tub/shower combo. In the hallway you have a large coat/storage closet & as youâ€™re leaving, you see your newer side-by-side LG washer/dryer. Not only are you in a quiet & solid building that's been well managed, but your condo fees are $285.61 & INCLUDE EVERYTHING BUT ELECTRICITY which is WELL below downtown averages & honestly just super impressive. You have have underground heated parking #32 & this is a PET FRIENDLY BUILDING w/ restrictions. Could you live here by yourself, yes! Could you live here with a partner? YES! If you had a baby, could it work? Up to Buyers discretion but Iâ€™d say so! Now onto location. I love how this unit is close to all the action yet not IN all the action, this location & its proximity to 17th Ave, which will forever be an important street in Calgary is beneficial to your investment. This unit is a prime investment to add to your portfolio whether you wish to live in or rent out! WATCH THE VIDEO!

Built in 1983

Essential Information

MLS® #	A2200740
Price	$279,999
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	554
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	312, 930 18 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0H1

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Trash
Parking Spaces	1
Parking	Assigned, Garage Door Opener, Parkade, Secured, Stall, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	49
Zoning	M-C2

Listing Details

Listing Office	RE/MAX First

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