

# \$262,500 - 312, 930 18 Avenue Sw, Calgary

MLS® #A2231173

**\$262,500**

1 Bedroom, 1.00 Bathroom, 554 sqft  
Residential on 0.00 Acres

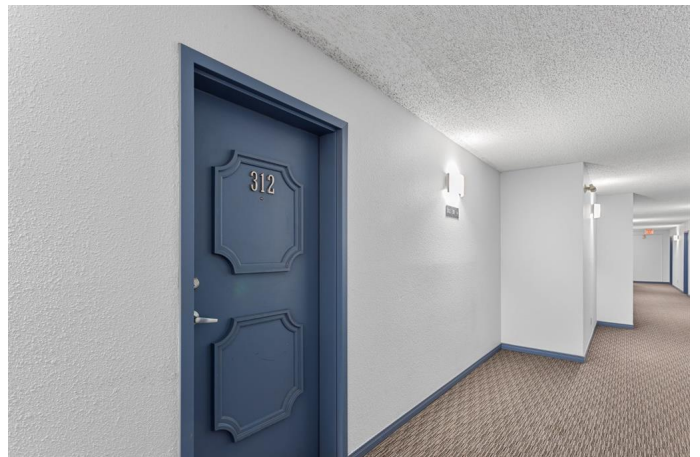
Lower Mount Royal, Calgary, Alberta

Don't forget to WATCH THE VIDEO! This Lower Mount Royal gem might just be the BEST VALUE in Calgary's inner city. Welcome to Unit #312 in Simmering Court - a bright, move-in-ready 1 bedroom, 1 bathroom condo offering incredible walkability, ultra-low condo fees, and thoughtful upgrades throughout.

With condo fees of just \$285.61/month, this unit includes underground heated parking, in-suite laundry, and an oversized south-facing balcony, all located on a peaceful, tree-lined street - just a 2-minute walk from the energy of 17th Ave. Surrounded by boutique shops, cafés, fitness studios, restaurants, and lounges, this location gives you the best of Calgary's vibrant lifestyle, while still offering quiet residential charm.

Inside the unit, you'll find a functional and freshly painted layout featuring a galley kitchen with real wood cabinets, newer stainless steel appliances, laminate counters, and a raised breakfast bar. There's room for a small dining area or home office setup, which flows into the spacious living room with sliding doors to your private balcony - this unit has one of the biggest balcony's available - ideal for morning coffee or evening drinks under the mature tree canopy.

The large primary bedroom easily fits a queen-sized bed with nightstands and offers



closet organizers to maximize storage. Just outside the bedroom, you'll find a 4-piece bathroom with a tub/shower combo, plus a generous hallway closet and your newer LG side-by-side washer/dryer.

Simmering Court is a quiet, well-maintained building with fob access, a bright lobby, elevator access, secure underground parking (stall #32), and bike storage. Pet-friendly with board approval.

This unit is currently vacant and available for quick possession – move in and enjoy your first summer steps from Calgary’s most iconic street. Whether you’re a first-time buyer, a couple, or an investor seeking a prime rental property, this unit is a smart, flexible choice with strong long-term potential. With its unbeatable location, secure building, and ultra-affordable condo fees, this one is a no-brainer.

Don’t miss your chance to get into Lower Mount Royal at this price point – book your showing today!

Built in 1983

## Essential Information

MLS® #	A2231173
Price	\$262,500
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
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## 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), Secured Parking, Trash, Parking
Parking Spaces	1
Parking	Assigned, Garage Door Opener, Parkade, Stall, Underground, Secured

## 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	June 14th, 2025
Days on Market	40
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX First
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