

\$257,000 - 312, 930 18 Avenue Sw, Calgary

MLS® #A2231173

\$257,000

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

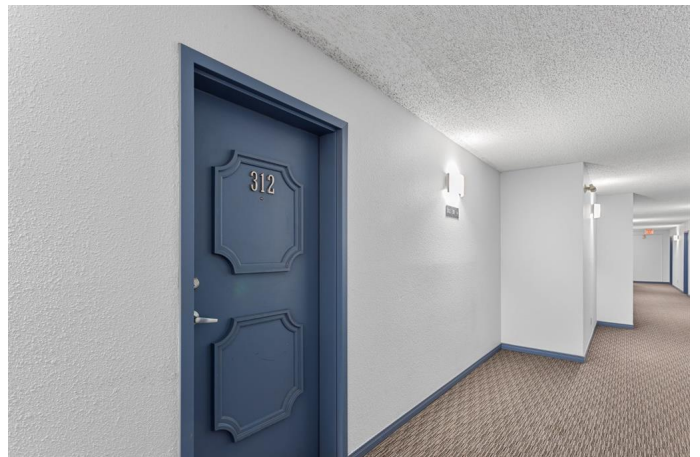
Lower Mount Royal, Calgary, Alberta

Don't forget to WATCH THE VIDEO! Welcome to Simmering Court in the heart of Lower Mount Royal, just steps from 17th Avenue's shops, cafes, and nightlife. Now priced at \$257,000, this updated 1-bedroom condo offers exceptional value and flexibility—whether you're a first-time buyer seeking downtown lifestyle or an investor looking for strong ROI and low carrying costs.

This unit features:

- Low condo fees of just \$285.61/month, which include heat, water, and all the rest, you just pay for electricity additionally.
- Heated underground parking (stall #32) —a rare feature at this price point, enhancing convenience and long-term value
- In-suite laundry, a large south-facing balcony, and updated stainless steel appliances
- Fresh paint, efficient layout, and room to personalize
- Slate tile at the entrance (seller open to price negotiation or credit to address minor wear)

INVESTOR INSIGHT: With current long-term rental rates in the area averaging \$1,700/month, this unit offers positive cash flow potential, especially with a 20% down payment and today's competitive



conventional interest rates (~4.5â€“4.7%).
Projected cap rate: ~5.7%, making this one of the few downtown condos under \$260K that delivers both value and income.

The building offers secure fob access, bike storage, elevator, and is well-maintained with many units sharing costsâ€”contributing to the low condo fees.

Pet policy: Furry friends welcomeâ€”with restrictions. One dog or two other types of pets per unit. No dogs with a mature height over 40 cm at the shoulder are permitted (subject to board approval).

Available for quick possession and move-in ready. Whether you're looking to live in the heart of Calgary or capitalize on a high-performing rental, this condo is priced to moveâ€”with seller motivation and flexibility in play.

Built in 1983

Essential Information

MLS® #	A2231173
Price	\$257,000
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
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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	June 14th, 2025
Days on Market	49
Zoning	M-C2

Listing Details

Listing Office	RE/MAX First
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