

# \$240,000 - 312, 930 18 Avenue Sw, Calgary

MLS® #A2231173

**\$240,000**

1 Bedroom, 1.00 Bathroom, 554 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

WATCH THE VIDEO TOUR! Welcome to Simmering Court in the heart of Lower Mount Royal—just steps from 17th Avenue’s shops, caf  s, and nightlife. Now offered at \$240,000, this updated 1-bedroom condo blends location, value, and versatility—ideal for a first-time buyer craving the urban lifestyle or an investor seeking strong ROI with low carrying costs.

## KEY FEATURES:

Ultra-low condo fees — just \$285.61/month (includes heat, water & reserve contributions; you only pay electricity)

Heated underground parking (titled stall #32) — a rare find in this price range

In-suite laundry, updated stainless steel appliances & fresh paint

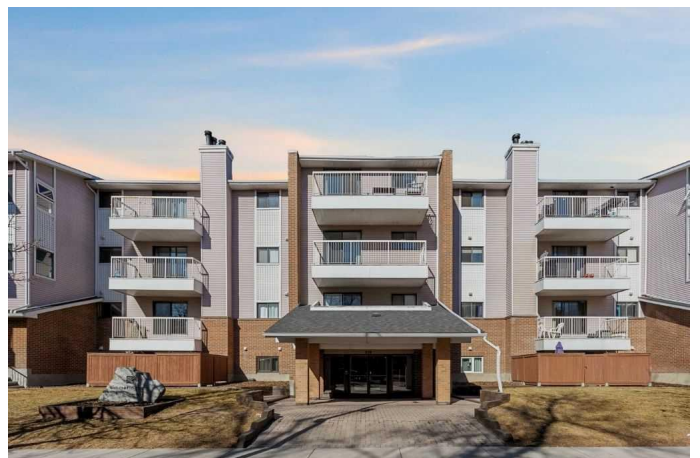
South-facing balcony for natural light and outdoor living

Efficient layout with space to personalize

## INVESTOR INSIGHT:

Market rent: ~\$1,750/month (long-term, unfurnished)

Positive cash flow potential — ~\$250+/month with 20% down, 5% interest, 30-year



amortization

Quick possession means you can start generating income right away

#### BUILDING PERKS:

Secure fob access, bike storage & elevator

Well-managed with many units sharing costsâ€”helping keep fees low

#### PET POLICY:

1 dog (under 40 cm shoulder height) or up to 2 cats/other pets per unit, subject to board approval

This is one of the few downtown condos under \$240K offering underground parking, low fees, and strong rental returnsâ€”all in a walk-everywhere location. Vacant and move-in ready, with a motivated seller.

Built in 1983

#### Essential Information

MLS® #	A2231173
Price	\$240,000
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
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	Closet Organizers, Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Window Coverings, Electric Stove, Microwave Hood Fan, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

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

### Additional Information

Date Listed	June 14th, 2025
Days on Market	77
Zoning	M-C2

### Listing Details

Listing Office	RE/MAX First
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