

**312, 930 18 Avenue SW  
Calgary, Alberta**

**MLS # A2231173**



# \$240,000

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	554 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Garage Door Opener, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Slate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 286
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub		

**Inclusions:** Electric Stove, Microwave Hood Fan, Refrigerator, Dishwasher, Washer, Dryer, Window Coverings (Curtains & Curtain Rods), Vanity Mirror, Shelf in Bathroom, Building Fob(s), Mailbox Key(s)

**WATCH THE VIDEO TOUR!** Welcome to Simmering Court in the heart of Lower Mount Royal—just steps from 17th Avenue’s shops, cafés, 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 costs—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 returns—all in a walk-everywhere location. Vacant and move-in ready, with a motivated seller.