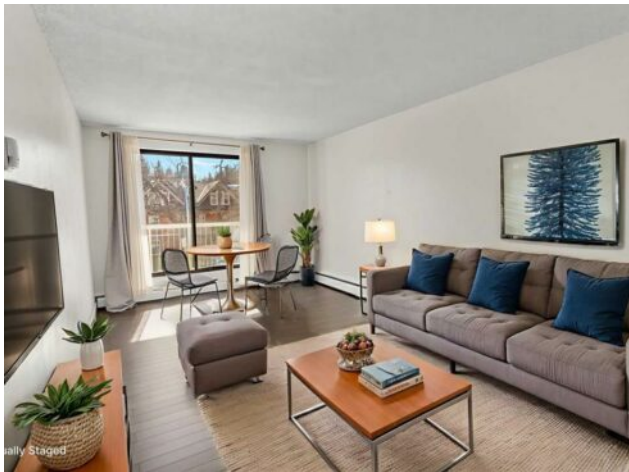


312, 930 18 Avenue SW
Calgary, Alberta

MLS # A2231173



\$257,000

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	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)

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 (~4.5–4.7%). 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 costs—contributing to the low condo fees. Pet policy: Furry friends welcome—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 move—with seller motivation and flexibility in play.