101 930 18 Avenue SW

Calgary | Active | MLS® A2329398

$335,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1983**	**1,032.52 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to this beautifully updated main-floor residence offering over 1,000 sq. ft. of thoughtfully designed living space in one of Calgary's most sought-after inner-city communities. Perfectly positioned on a quiet tree-lined street just one block from vibrant 17th Avenue SW, this stunning home delivers the ideal balance of tranquility and an unbeatable walkable lifestyle.

Freshly updated with contemporary laminate flooring and designer paint throughout, this bright and inviting 2-bedroom, 2-bathroom unit features an open-concept layout designed for both everyday living and effortless entertaining. The spacious living room is anchored by a cozy wood-burning fireplace and flows seamlessly into the dining area and functional kitchen, complete with light maple cabinetry, a convenient breakfast bar, and excellent storage.

Step outside to your massive south-facing private patio-an incredible extension of your living space and the perfect setting for morning coffee, summer entertaining, or simply enjoying the sunshine.

The generous primary retreat offers the comfort of a private ensuite, while the second bedroom and full bathroom provide flexibility for guests, roommates, or a home office. Additional highlights include in-suite laundry, dedicated in-suite storage, and the rare convenience of two underground parking stalls.

This well-managed building also offers secure bike storage and enjoys low condo fees compared to many surrounding developments, making it an exceptional opportunity for homeowners and investors alike.

Whether you're a first-time buyer, professional couple, or savvy investor, you'll love being just steps from Calgary's finest restaurants, cafés, boutiques, pubs, parks, fitness studios, and everyday amenities. Experience the very best of Lower Mount Royal and embrace an unparalleled urban lifestyle in one of the city's most desirable neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329398
Bedrooms	2
Bathrooms	2
Year Built	1983
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,032.52 sq. ft.
Condo Fee:	$578.60
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	1983 (Age: 43)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9111924
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Garage Spaces:	2
Parking:	Parkade, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Simmering Court
Community:	Lower Mount Royal
Amenities:	Elevator(s), Secured Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom · 12'5" × 11'8" ·
Main Floor	Dining Room · 11'9" × 10'8" ·
Main Floor	Kitchen · 8'10" × 8'4" ·
Main Floor	Living Room · 19'11" × 15'3" ·
Main Floor	Bedroom - Primary · 12'2" × 11'11" ·

Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Open Floorplan
Exterior Features:	Private Yard
Patio And Porch Features:	Patio, Terrace
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Jul 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-930-18-avenue-sw-calgary-a2329398/

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