404 930 18 Avenue SW

Calgary | Active | MLS® A2359524

$309,900









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1983**	**874.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Argos Realty

A closer look

3 bedrooms on the top floor, 2 underground parking stalls, and 17th Avenue just a block away. This Lower Mount Royal condo gives you room for a dedicated home office or guest room without giving up the convenience of an inner-city location. The entire unit has been freshly painted, with brand-new vinyl flooring in the kitchen and living room and a brand-new dishwasher. Both underground parking stalls are included under a 99-year lease so there's no need to rely on street parking. Head out for coffee, dinner, or a stroll along 17th Avenue, then come home to your own spot on the top floor.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359524
Bedrooms	3
Bathrooms	1
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:	874.9 sq. ft.
Condo Fee:	$437.40
Condo Fee Includes:	Reserve Fund Contributions, Snow Removal
Front Exposure:	North
Unit Exposure:	North

Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1983 (Age: 43)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9111924
Heating:	Fireplace(s)
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	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 Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Plug-in dryer
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Entrance · 8'7" × 6'8" ·
Main Floor	Kitchen With Eating Area · 9'7" × 8'10" ·
Main Floor	Living Room · 17'10" × 10'6" ·
Main Floor	Balcony · 11'5" × 5'8" ·
Main Floor	Bedroom · 15'8" × 7'7" ·
Main Floor	Bedroom · 11'4" × 7'10" ·
Main Floor	Bedroom - Primary · 12'6" × 11'8" ·
Main Floor	Laundry · 2'11" × 2'6" ·
Main Floor	Walk-In Closet · 4'11" × 4'6" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Open Floorplan, Pantry
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/404-930-18-avenue-sw-calgary-a2359524/

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