

**304, 930 18 Avenue SW**  
**Calgary, Alberta**

**MLS # A2182374**



**\$325,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** NA

Discover this fantastic three-bedroom condo in Simmering Court in Lower Mount Royal, offering the perfect blend of style and convenience. The space exudes warmth and sophistication, featuring warm wood plank flooring throughout the living room and kitchen. The kitchen is beautifully appointed with modern white cabinets, stainless steel appliances, and a mosaic tile backsplash, creating an inviting atmosphere. The living room, separated by a slat wall divider, features a tile fireplace and access to the balcony. This unit includes three spacious bedrooms, convenient of in-suite laundry, and two underground parking stalls. Situated in the highly desirable area of Lower Mount Royal, you'll be steps away from trendy restaurants, boutique shops, and a variety of amenities on 17th Ave. An excellent opportunity for first-time homebuyers or investors looking for a prime rental property!