

# \$325,000 - 310, 930 18 Avenue Sw, Calgary

MLS® #A2226880

**\$325,000**

3 Bedroom, 1.00 Bathroom, 838 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Looking for that just right inner-city home? This Lower Mount Royal beauty has it all—and then some. Tucked away on a peaceful, tree-lined street, this rare 3-bedroom corner unit with 2 indoor parking stalls feels like a hidden gem, yet you're only a block from all the buzz of 17th Ave. Think coffee runs, brunch dates, boutique shopping, and spontaneous nights out—all just steps away.

Inside, you'll love the bright, open-concept layout with beautiful floors, fresh paint, a cozy wood-burning fireplace for those relaxing winter nights, and a chic updated kitchen and bathroom. The private south-facing balcony is your go-to spot for sunshine and people-watching, while three exterior walls and an end-of-hall location mean max privacy and quiet vibes.

The spacious primary bedroom features big SE-facing windows and a walk-in closet. Two more roomy bedrooms, a generous in-suite storage room, and your own washer & dryer? Yes please. Oh—and did we mention two heated indoor parking stalls? That's nearly unheard of in this neighborhood.

Pet-friendly (with board approval), with direct stair access to the front of the building—perfect for quick dog walks. Well-managed building with a strong condo board and a monthly fee of just \$434, covering heat, water, and those sweet parking spots.



Will you love living here? Come see it for yourself!

Built in 1983

### Essential Information

MLS® #	A2226880
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	838
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	310, 930 18 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0H1

### Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	2
Parking	Underground, Assigned

### Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Brick, Metal Siding

## Additional Information

Date Listed	June 28th, 2025
Days on Market	13
Zoning	M-C2

## Listing Details

Listing Office	The Real Estate District
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