

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

MLS® #A2226880

**\$325,000**

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

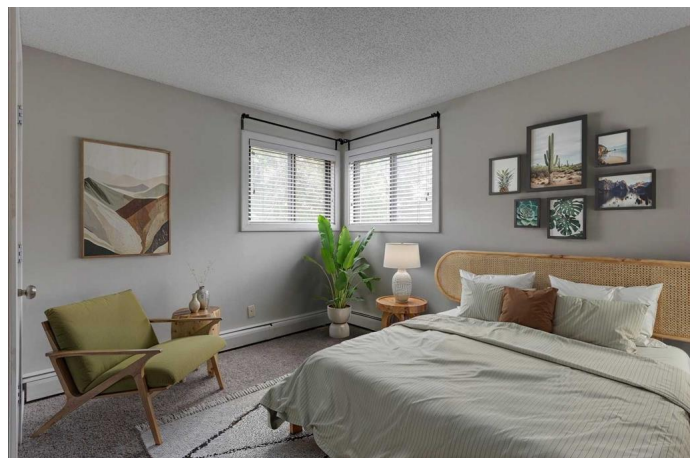
Lower Mount Royal, Calgary, Alberta

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        | Assigned, Underground        |

### 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 | 3               |
| Zoning         | M-C2            |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.