

**310, 930 18 Avenue SW
Calgary, Alberta**

MLS # A2226880



\$325,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	-	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: Refrigerator, Washer/Dryer, Electric Stove, Microwave Hood Fan, Dishwasher

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!