

930 18 Avenue #304, Calgary T2T0H1

MLS® #: **A2182374** Area: **Lower Mount Royal** Listing Date: **12/10/24** List Price: **\$325,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1984**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **870**
 Low Sqft:
 Ttl Sqft: **870**

DOM
11
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`6" x 10`5"	Kitchen With Eating Area	Main	10`2" x 9`0"
Dining Room	Main	7`7" x 6`3"	Bedroom - Primary	Main	12`4" x 11`5"
Bedroom	Main	11`2" x 8`1"	Bedroom	Main	15`6" x 7`7"
Foyer	Main	6`6" x 3`7"	Laundry	Main	6`2" x 2`5"
5pc Bathroom	Main	8`3" x 7`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$437

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 9111924

Remarks

Pub Rmks: **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!**

Inclusions: **NA**
Property Listed By: **Century 21 Masters**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





