

# \$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	20
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.