



GRASSROOTS
REALTY GROUP

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312, 930 18 Avenue SW
Calgary, Alberta

MLS # A2231173



\$250,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	554 sq.ft.	Age:	1983 (42 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Garage Door Opener, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub		

Inclusions: Electric Stove, Microwave Hood Fan, Refrigerator, Dishwasher, Washer, Dryer, Window Coverings (Curtains & Curtain Rods), Vanity Mirror, Shelf in Bathroom, Building Fob(s), Mailbox Key(s)

WATCH THE VIDEO TOUR! Welcome to Simmering Court in the heart of Lower Mount Royal—just steps from 17th Avenue’s shops, cafés, and nightlife. Now offered at \$250,000, this updated 1-bedroom condo blends location, value, and versatility—ideal for a first-time buyer craving the urban lifestyle or an investor seeking strong ROI with low carrying costs. **KEY FEATURES:** Ultra-low condo fees — just \$285.61/month (includes heat, water & reserve contributions; you only pay electricity) Heated underground parking (titled stall #32) — a rare find in this price range In-suite laundry, updated stainless steel appliances & fresh paint South-facing balcony for natural light and outdoor living Efficient layout with space to personalize **INVESTOR INSIGHT:** Market rent: ~\$1,750/month (long-term, unfurnished) Projected cap rate: ~6.21% Positive monthly cash flow potential — ~\$220/month with 20% down, 5% interest, 30-year amortization Quick possession means you can start generating income right away **BUILDING PERKS:** Secure fob access, bike storage & elevator Well-managed with many units sharing costs—helping keep fees low **PET POLICY:** 1 dog (under 40 cm shoulder height) or up to 2 cats/other pets per unit, subject to board approval This is one of the few downtown condos under \$250K offering underground parking, low fees, and strong rental returns—all in a walk-everywhere location. Vacant and move-in ready, with a motivated seller.