



GRASSROOTS
REALTY GROUP

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**312, 930 18 Avenue SW
Calgary, Alberta**

MLS # A2200740



\$279,999

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)

Downtown's BEST 1 bed/1 bath apartment w/ one of the lowest condo fees you'll find in this area WITH underground parking & in-suite laundry! This unit is a hidden gem in Calgary's prestigious Lower Mount Royal & YOU NEED TO SEE IT! Within a 2 minute walk, you are on 17th Ave & ready to enjoy all the shops, dining, pubs, coffee shops & even fitness studios nearby. But despite being so close to Calgary's liveliest street, your unit is located on a quiet tree-lined street w/ tons of 2hr parking out front & in a building that you don't see many listings in b/c everything about it makes sense! It makes people NOT want to leave OR sell as even if you outgrow your place, units in this building make for prime investment opportunities! Located off of 18th Ave you'll find a corner building called, Simmering Court, you have a fob entrance & a spacious clean lobby w/ an elevator to head to your unit. Up 3 floors you'll find unit #312, a sunny unit that's been freshly painted & awaits your own decor/style. Vacant & ready for a quick possession, this unit could be yours to enjoy this Summer/before Stampede. Imagine hosting your friends here before heading out for a night on the town. Heading inside & to the right, you have your open concept galley kitchen, w/ a raised breakfast bar that opens into your living room. This kitchen is equipped w/ newer SS appliances, you have real wood cabinets & laminate counters. In front of your island, you have space for a small dining table, or if you work from home, space for your office set-up & straight ahead you have a large living room w/ doors leading to our oversized S-facing balcony. If you look at the outside of this building, you'll notice that only the middle units have extra large balconies, perfect to enjoy your coffee or sip on drinks w/ friends this summer & imagine this street in the fall w/ the

beautiful arching trees. Back inside & around the corner, you have a large primary bedroom, big enough for a queen bed w/ nightstands & your closet has closet organizers. Just outside this room is your bathroom w/ a tub/shower combo. In the hallway you have a large coat/storage closet & as you're leaving, you see your newer side-by-side LG washer/dryer. Not only are you in a quiet & solid building that's been well managed, but your condo fees are \$285.61 & INCLUDE EVERYTHING BUT ELECTRICITY which is WELL below downtown averages & honestly just super impressive. You have have underground heated parking #32 & this is a PET FRIENDLY BUILDING w/ restrictions. Could you live here by yourself, yes! Could you live here with a partner? YES! If you had a baby, could it work? Up to Buyers discretion but I'd say so! Now onto location. I love how this unit is close to all the action yet not IN all the action, this location & its proximity to 17th Ave, which will forever be an important street in Calgary is beneficial to your investment. This unit is a prime investment to add to your portfolio whether you wish to live in or rent out! WATCH THE VIDEO!