# \$559,900 - 1, 804 18 Avenue Sw, Calgary

MLS® #A2234417

### \$559,900

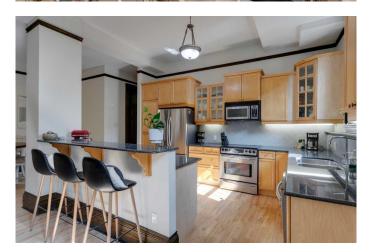
2 Bedroom, 2.00 Bathroom, 1,227 sqft Residential on 0.28 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to Historic Anderson Estates, a beautiful heritage building with a rich history offering unique inner city living! At over 1,200 sf this is the largest unit in the building. This 2 Bedroom, 2 Bathroom unit, features original maple hardwood floors, 12' ceilings, 5' windows & dark stained 12" wide-oak baseboards throughout. The kitchen opens to the living room and dining area make the space open, and perfect for entertaining. Fully equipped with stainless steel appliances, tiled backsplash, granite counter tops, maples cabinets and island with breakfast bar, this kitchen is a rarity for this building. Large windows allow for natural light throughout. The primary suite offers an ensuite with original claw-foot tub, tiled wainscoting, and tiled floors. The main washroom has a large walk-in shower. Being a larger unit you will appreciate the in-suite laundry room with full size machines and extra storage. One of only two units in the building that allows for a "Home Based Professional Office", perfect if you are looking for an optimal work/live space. The building is quiet concrete construction and has concierge service Monday-Friday 9:30-5:30. There is a shared courtyard with conversation seating to enjoy all summer including movie nights and resident social gatherings. Permit parking is available through the City of Calgary for \$45/year, 1 per address; there are also a parkade at Shoppers Drug Mart that is next store to the building. Amenities include bicycle stalls for \$100/year lease rate and a BBQ and







fire table for resident use. Steps to trendy 17th Ave with all amenities within walking distance! Whether you commute or work from home, this is the perfect unit for anyone looking for a warm & classic living space mixed with the bustle of inner city!

#### Built in 1912

#### **Essential Information**

MLS® # A2234417 Price \$559,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,227 Acres 0.28 Year Built 1912

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 1, 804 18 Avenue Sw Subdivision Lower Mount Royal

City Calgary
County Calgary
Province Alberta
Postal Code T2T 0G8

#### **Amenities**

Amenities Elevator(s), Storage Parking None, Unassigned

#### Interior

Interior Features No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Boiler, Natural Gas, Radiant

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

# of Stories 6

#### **Exterior**

Exterior Features Courtyard

Roof Rolled/Hot Mop

Construction Brick

#### **Additional Information**

Date Listed June 25th, 2025

Days on Market 13

Zoning M-C2

## **Listing Details**

Listing Office Royal LePage Benchmark

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