

\$989,900 - 308 & 310, 804 18 Avenue Sw, Calgary

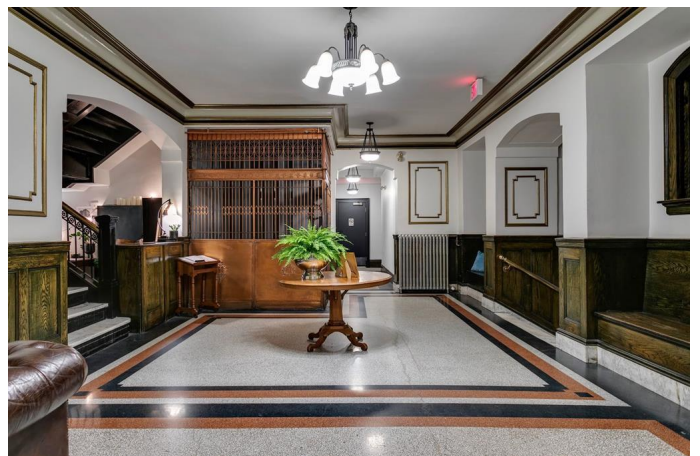
MLS® #A2110525

\$989,900

2 Bedroom, 2.00 Bathroom, 1,118 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

INTRODUCING a ONCE IN A LIFETIME opportunity to own the very first combined unit in ANY Alberta Historic Resource Condominium ever! Located in the iconic Anderson Estates built in 1912, this Designated Provincial Heritage Site is a building for inspired buyers, those who aren't interested in the cookie cutter apartments that are being built today. This unique and irreplaceable completely RENOVATED/RESTORED two bedroom, two bathroom, one kitchen, one formal living room, one library/parlour, one formal dining room and one laundry room and two unit titles has been years in the making. The immeasurable value of this unique and irreplaceable property began by purchasing one unit and waiting years for the opportunity to obtain the adjoining unit which then led to the beginning of collaboration with the Provincial Heritage Resource Ministry, structural engineers that specialize in historic buildings and the designer, Rob Kurkut to undertake the planning of this massive project that would be inspired by the building itself and the magnificent era that it was originally built in. Upon all approvals being in place, the next 18 months would be filled with obtaining finishing items that were carefully curated and sourced from all over the world and were meticulously chosen to allow this home to echo the scale and elegance of yesteryear. From local stained glass artisans, seamstresses, master millworkers, woodworkers, carpenters,



finishers, plumbers and electricians, every person was carefully chosen to not only masterfully restore this spectacular retreat but to also inspire renovations that would reflect the design of 110 years ago but would also provide for more modern conveniences of life. Welcome to the cumulative result of beautiful design, thoughtful inclusions, passion for the era and no expense spared to ensure it was done right. Not only is this NYC style historic apartment absolutely move in ready, it also has a 100% walk score, making all daily life requirements within walking distance, it also has concierge, leased bike stalls, package acceptance, a BBQ and fire table, movie nights and incredible common spaces to enjoy it also includes an incredible community of residents and furry friends like no other in their stewardship and celebration of this majestic historic resource, see comments on photos for more information on them! Lastly, worried about parking as a Resident?? Donâ€™t!! As a resident in the Anderson you qualify for the very rare City of Calgary Select Permit (for heritage building residents only) at \$45/year allowing you or a guest to park an unlimited amount of time in the â€œPâ€• residential parking zone or the 2-hour zones in and around the building. Residents also share a little secret! \$250/Monthly parking passes for a stall in a heated parking garage with 24 hour security only steps from the building! (Under Shoppers) Call your favourite Realtor for a private showing of this one of a kind home located in the historic community of Lower Mount Royal.

Built in 1912

Essential Information

MLS® #	A2110525
Price	\$989,900
Sold Price	\$945,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,118
Acres	0.00
Year Built	1912
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	308 & 310, 804 18 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0G8

Amenities

Amenities	Bicycle Storage, Elevator(s), Laundry, Other, Snow Removal, Storage, Trash
Parking	Guest, None, Permit Required, See Remarks, Underground

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Soaking Tub, Vinyl Windows, Wood Windows
Appliances	Built-In Freezer, Built-In Refrigerator, Dishwasher, Dryer, Induction Cooktop, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Natural Gas, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, Insert, Mantle, See Remarks
# of Stories	5

Exterior

Exterior Features	Barbecue, Courtyard, Fire Pit
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Roof	Flat Torch Membrane, Rolled/Hot Mop
Construction	Brick, Concrete
Foundation	Block, Brick/Mortar, Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	April 15th, 2024
Days on Market	40
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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