

\$324,900 - 208, 804 18 Avenue Sw, Calgary

MLS® #A2120180

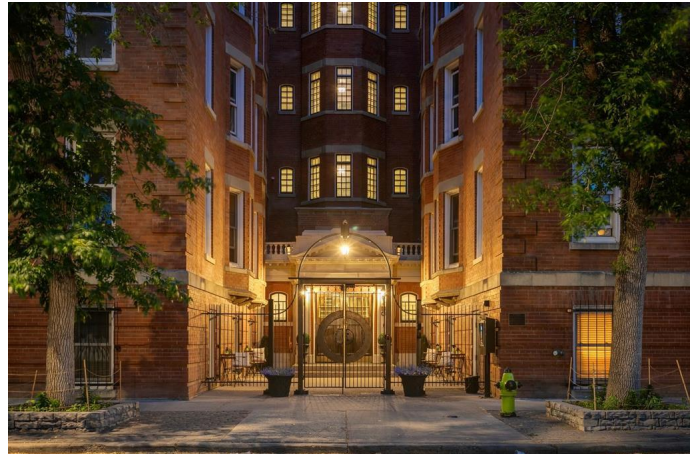
\$324,900

1 Bedroom, 1.00 Bathroom, 506 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

A RARE chance to acquire a front-facing unit with southern tree line views, marking the first such opportunity in three years in the Anderson Estates, THE MOST ICONIC apartment building in all of Calgary, located in the historic community of Lower Mount Royal, with a perfect 100% Walk Score!! As a Provincial Heritage Site, this building is for inspired buyers, those who don't want the cookie cutter complex being built today. The H-Shaped design, while popular in other major cities, it is the only one of its kind in Calgary! Influence by the English Arts & Crafts movement is also evident in the extensive use of unifying oak, brass, and marble decorative features. The overall effect is one of luxury & elegance. Character defining elements include a BRASS BIRD CAGE elevator, mission oak baseboards + door frames, wrought iron central staircase, & brass decorative features. Upon entering unit #208, you will be transported back in time with a very rare south facing T-unit with 10 foot ceilings, 6 foot windows on the east, south and west side!! The lay-out is exceptional, featuring a large parlour room with an original china cabinet, a galley kitchen finished with granite counters, custom maple cabinets and a pass through to the parlour. The 4-piece bath is complete with a cast iron claw foot tub, pedestal sink, vintage tiles and a large private window and finally a large primary bedroom with east and south facing windows. The Anderson Estates is a community of like minded & creative residents.



Outdoor movies, resident events + regular social gatherings provide a sense of living somewhere special. You will never tire of hearing from your guests and visitors how incredible and special it must be to live in and be a part of this unique building! The Anderson is pet friendly and does not discriminate against large breed dogs! Amenities include Monday to Friday CONCIERGE, leased bike storage stalls, assigned storage lockers, free access to oversized washer and dryer, access to front and back courtyards equipped with propane BBQ and fire table and extensive seating for residents and their guests use, among other things. Check out the photo captions for additional information about the unit and the building! Ask your Realtor about the underground parking that can be leased under Shoppers Drug Mart or the Select Parking Permit exclusively for heritage building street parking from the City of Calgary at \$45/year for a resident or a guests vehicle. ONE HOUR OPEN HOUSE on Saturday, April 13th between 1-2pm. Or call your favourite Realtor for your own private viewing!

Built in 1912

Essential Information

MLS® #	A2120180
Price	\$324,900
Sold Price	\$336,100
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	506
Acres	0.00
Year Built	1912
Type	Residential
Sub-Type	Apartment
Style	Apartment

Status	Sold
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Community Information

Address	208, 804 18 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0G8

Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Laundry, Other, Recreation Facilities, Roof Deck, Snow Removal, Storage, Trash
Parking	Guest, None, Off Street, On Street, Permit Required, See Remarks

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, No Smoking Home, Soaking Tub, Wood Windows
Appliances	Dishwasher, Electric Range, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator
Heating	Radiant
Cooling	None
# of Stories	5

Exterior

Exterior Features	Barbecue, Courtyard, Fire Pit, Storage
Construction	Brick, Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 13th, 2024
Days on Market	9
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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