

\$449,900 - 3, 804 18 Avenue Sw, Calgary

MLS® #A2120418

\$449,900

1 Bedroom, 2.00 Bathroom, 998 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Imagine living in the second LARGEST unit that is one of only three lower grade floor LIVE/WORK units permitted 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 aren't interested in the cookie cutter complexes being built today. A solid concrete building with a 3-5 layer deep brick exterior, reflective of a building era that is no longer possible to achieve in modern day. Character defining elements include a working BRASS BIRD CAGE elevator, mission oak baseboards/door frames/doors/transoms, original maple hardwood floors, wrought iron central staircase, & brass decorative features. Offered for the first time in 11 years, #3 will transport you back in time with 12 ft ceilings and almost 1000sq ft at grade level, engulfing the entire SW corner of the H-frame, with 5ft+ windows facing south out to the quiet canopied street and the west windows with gated 110 year old unchanging views of brick, sandstone and the warm glow of life in the front courtyard. The layout of this unit is exceptional with large, open principal living spaces including a living room, dining space and featuring 1 of only 3 non-galley style kitchens in the building with granite countertops, tons of storage in the solid maple cabinets and stainless steel appliances. The huge primary suite features an impressive 12 ft high walk-through closet



and a 4-piece en-suite complete with a cast iron claw foot tub, pedestal sink and vintage tiles. In addition to these amazing features there is also a half bath with a full size washer and dryer, two entry closets (one large enough to add a small deep freeze) an additional assigned storage locker and a \$45/year street parking pass for yourself or your guest! 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 Select Permit for heritage building street parking from the City of Calgary or underground parking that can be leased under Shoppers Drug Mart. This property is now conditionally sold until 05/27.

Built in 1912

Essential Information

MLS® #	A2120418
Price	\$449,900
Sold Price	\$449,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1

Half Baths	1
Square Footage	998
Acres	0.00
Year Built	1912
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3, 804 18 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0G8

Amenities

Amenities	Community Gardens, Elevator(s), Laundry, Other, Recreation Facilities, Roof Deck, Snow Removal, Storage, Trash
Parking	Off Street, On Street, Permit Required, See Remarks, Unassigned

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Wood Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace Insert, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Electric, Living Room, Oak
# of Stories	5

Exterior

Exterior Features	Barbecue, Courtyard, Fire Pit, Garden, Storage
Roof	Flat Torch Membrane
Construction	Brick, Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 27th, 2024
Days on Market	11
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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