

\$349,500 - 411, 804 18 Avenue Sw, Calgary

MLS® #A2136063

\$349,500

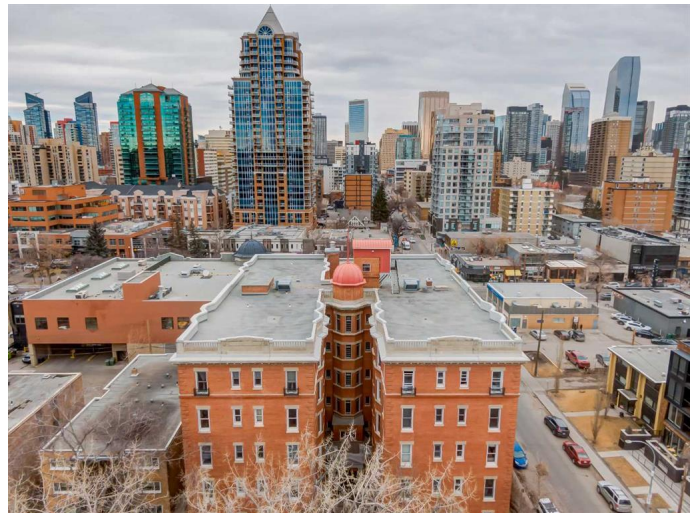
1 Bedroom, 1.00 Bathroom, 602 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Anderson Estates, a beautiful heritage building with a rich history offering unique inner city living! This 1 bedroom unit has been freshly painted and features original maple hardwood floors, 10' ceilings, 6' windows, built-in antique hutch & bookcase, dark stained 12" wide-oak baseboards and artwork ledges throughout. The kitchen offers tile backsplash, granite counter tops, maple full height cabinets, full appliance package and all-in-one laundry. Large windows in the living room and dining area offer tons of natural light. The bathroom is adorned with 1/2 tiled walls and floors and the original claw foot soaker tub! The building is quiet concrete construction and has concierge service Monday-Friday 9:30-5:30. There is a shared court yard 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 an assigned storage locker, 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® #	A2136063
Price	\$349,500
Sold Price	\$361,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	602
Acres	0.00
Year Built	1912
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	411, 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, On Street, Permit Required

Interior

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

Exterior

Exterior Features	Courtyard, Fire Pit, Garden
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Lot Description	Corner Lot
Roof	Flat Torch Membrane
Construction	Brick, Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	May 31st, 2024
Days on Market	2
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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