

\$364,900 - 307, 804 18 Avenue Sw, Calgary

MLS® #A2137415

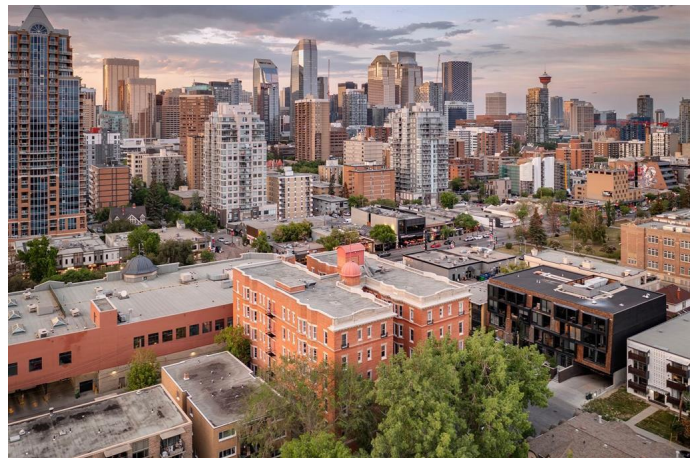
\$364,900

1 Bedroom, 1.00 Bathroom, 615 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Anderson Estates is THE MOST ICONIC apartment complex in Calgary. This building is for inspired buyers, those who don't want the cookie cutter complex being built today. The H-Shaped design is the only one of its kind in Calgary. The influence of 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 the unit, you will experience a space flooded by natural light & enjoy incredible views of vibrant 17th Ave SW + Downtown. The lay-out is exceptional, featuring formal dining room (with a Hammered Copper hanging light, designed by Tom Dixon), & a big living room w/ architectural accents. The galley style kitchen is finished with Granite counters, custom maple cabinets, full appliance package, & a pass through cut-out. The 4-piece bath is complete with Claw Foot tub, vintage tile, & designer lighting. Anderson Estates is a community of like minded & creative residents. Outdoor movies + social gatherings provide a sense of living somewhere special. Don't miss the storage locker, Monday to Friday CONCIERGE, bike storage, & incredible location in Lower Mount Royal. A few owners have taken this 1-bedroom lay-out and made it a TWO BEDROOM by putting barn doors on



the living room. Ask your Realtor about the underground parking that can be leased under Shoppers Drug Mart or the heritage building street parking pass from the city of Calgary. This unit is conditionally sold.

Built in 1912

Essential Information

MLS® #	A2137415
Price	\$364,900
Sold Price	\$400,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	615
Acres	0.00
Year Built	1912
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	307, 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, Roof Deck
Parking	Off Street

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, Natural Woodwork, Soaking Tub, Wood Windows
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Appliances	Dishwasher, Electric Range, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator
Heating	Radiant
Cooling	None
# of Stories	5

Exterior

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

Additional Information

Date Listed	June 1st, 2024
Date Sold	June 7th, 2024
Days on Market	4
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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