

\$319,900 - 302, 804 18 Avenue Sw, Calgary

MLS® #A2155850

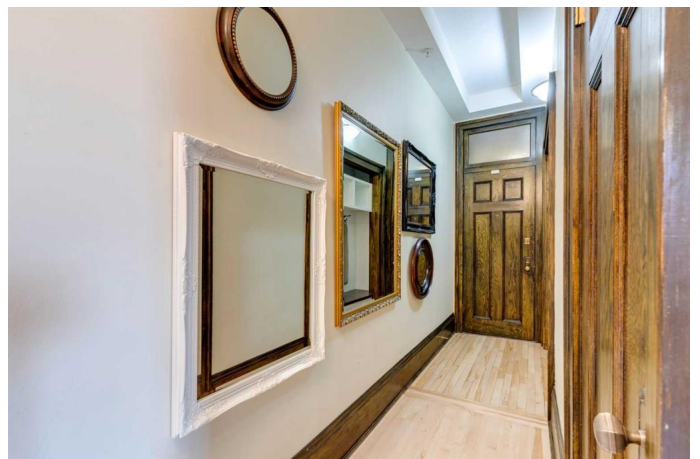
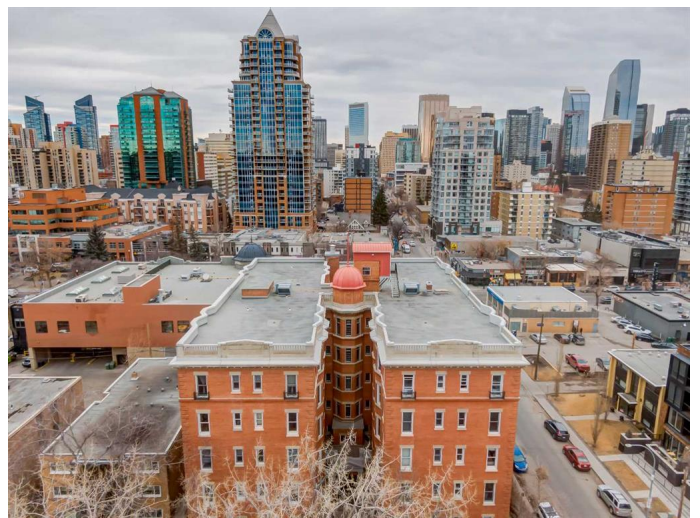
\$319,900

1 Bedroom, 1.00 Bathroom, 508 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to Unit 302 of Anderson Estates, a beautiful heritage building with a rich history offering unique inner city living! This 1 bedroom unit features beautifully refinished original maple hardwood floors, 10' ceilings, 6' windows, built-in antique hutch & telephone table, dark stained 12" wide-oak baseboards and artwork ledges throughout. The entry way has been finished with a built in bench with coat hangers, storage and closet. The kitchen offers new porcelain tile floors, tile backsplash, granite counter tops, maple full height cabinets, and full appliance package including an all-in-one laundry. The bathroom is adorned with new porcelain tile floors and 1/2 walls and the original claw foot soaker tub has just been refinished! A built-in armoire, desk & bed with bookcases and storage in the primary bedroom has maximized this living space. The living room on the other side of the unit has a pass through from the kitchen and 2 big windows maximizing natural light. 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. The building is pet friendly.



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! *Note - All furniture is negotiable. Professionally re-upholstered, the living room furniture is from the same time period as the Anderson.

Built in 1912

Essential Information

MLS® #	A2155850
Price	\$319,900
Sold Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	508
Acres	0.00
Year Built	1912
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	302, 804 18 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0G8

Amenities

Amenities	Bicycle Storage, Elevator(s)
Parking	None, On Street, Permit Required

Interior

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

Exterior

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

Additional Information

Date Listed	August 7th, 2024
Date Sold	October 11th, 2024
Days on Market	65
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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