



THE A-TEAM

RE/MAX FIRST

804 18 Avenue #302, Calgary T2T 0G8

MLS® #: A2155850 Area: Lower Mount Royal Listing Date: 08/07/24 List Price: \$329,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1912

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: 507
Low Sqft:
Ttl Sqft: 507

None, On Street, Permit Required

DOM

42
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 0
Garage Sz:

Utilities and Features

Roof: Flat Torch Membrane
Heating: Radiant
Sewer:
Ext Feat: Courtyard, Fire Pit

Construction: Brick, Concrete
Flooring: Hardwood, Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator
Int Feat: Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Soaking Tub
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom - Primary, Living Room, and Kitchen.

Legal/Tax/Financial

Condo Fee: \$431 Title: Fee Simple Zoning: M-C2
Fee Freq: Monthly

Legal Desc: **0110755**

Remarks

Pub Rmks: **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.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123