



THE
A-TEAM

**RE/MAX
FIRST**

804 18 Avenue #202, Calgary T2T0G8

MLS®#: **A2180452** Area: **Lower Mount Royal** Listing Date: **11/28/24** List Price: **\$309,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **501**
 Low Sqft:
 Ttl Sqft: **501**

DOM

23
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **None**

Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane** Construction: **Brick, Concrete**
 Heating: **Natural Gas, Radiant** Flooring: **Ceramic Tile, Hardwood**
 Sewer:
 Ext Feat: **Courtyard, Fire Pit** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Built-in Features, Elevator, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Soaking Tub, Wood Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`3" x 13`0"	Bedroom	Main	10`4" x 12`10"
Foyer	Main	3`6" x 13`0"	Kitchen	Main	6`11" x 8`8"
4pc Bathroom	Main	4`10" x 8`8"			

Legal/Tax/Financial

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

Monthly

Legal Desc: 0110755

Remarks

Pub Rmks: Discover timeless elegance in the prestigious Anderson Estates, one of Calgary's most iconic heritage buildings nestled in the heart of Lower Mount Royal. This stylish one-bedroom unit seamlessly combines historic character with modern comfort. Step into a space adorned with newer site finished maple hardwood floors, soaring 10-foot ceilings, and impressive 6-foot windows that bathe the home in natural light. Unique heritage details such as a built-in antique hutch, a vintage telephone table, and rich 12-inch dark oak baseboards elevate the charm, while elegant artwork ledges add functionality and flair. The living room, connected to the kitchen by a quaint pass-through, is designed for seamless living and entertaining, with large windows further enhancing the open, airy feel. The kitchen boasts granite countertops and plenty of storage with the solid maple cabinetry. The bedroom has two large windows and sufficient space for a Queen bed and bedroom furniture. The Anderson Estates offers more than just a home; it's a lifestyle. This quiet, concrete-built property boasts concierge service (Monday-Friday, 9:30 AM-5:30 PM) and a beautifully maintained shared courtyard—perfect for summer gatherings, movie nights, and social events. Practical amenities include an assigned storage locker, bike storage (available for \$100/year), free use of laundry machines in basement, and access to a communal BBQ and fire table. Street parking is convenient and affordable at just \$45/year through the City of Calgary, with additional options at the nearby Shoppers Drug Mart parkade. Pet-friendly and situated mere steps from the vibrant energy of 17th Avenue, this unit offers unbeatable access to trendy shops, restaurants, and amenities. Whether you're commuting or working from home, this property offers the ideal blend of historic charm and urban convenience. Don't miss this rare opportunity to own a piece of Calgary's history while enjoying all the perks of the incredible inner city location.

Inclusions: N/A

Property Listed By: Real Estate Professionals Inc.

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









