

\$330,000 - 201, 804 18 Avenue Sw, Calgary

MLS® #A2217600

\$330,000

1 Bedroom, 1.00 Bathroom, 611 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Heritage Charm Meets Urban Lifestyle â€“
Excellent Value in Anderson Estates!
Welcome to Calgaryâ€™s most iconic heritage
building in the heart of Lower Mount Royal.

This historic 1-bedroom inner courtyard unit in
Anderson Estates offers timeless character,
modern updates, and unbeatable value.

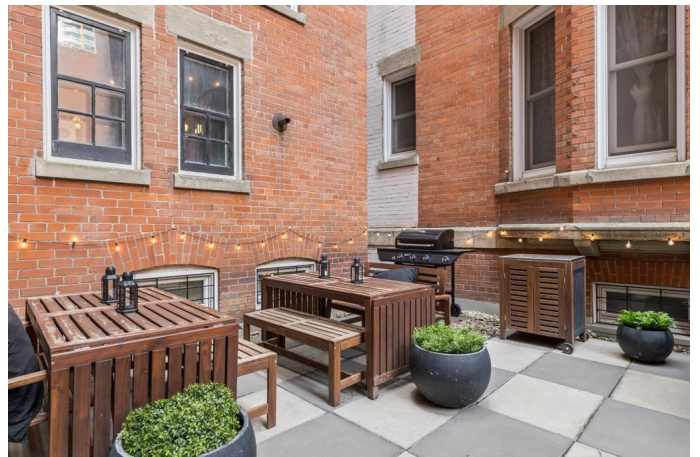
Featuring soaring 10â€™ ceilings, oversized
6â€™ windows, granite kitchen counters,
custom maple cabinetry, in-suite laundry, and
a cast iron clawfoot tubâ€”this unit blends
vintage elegance with daily functionality.

A formal dining room with an original built-in
china cabinet adds charm, while the spacious
living room offers potential for a second
bedroom conversion. Enjoy views of brick and
sandstone, along with a warm courtyard glow
that reflects the buildingâ€™s rich 110-year
history.

Anderson Estates is pet-friendly and known for
its vibrant, creative community. Amenities
include weekday concierge, bike storage,
assigned storage lockers, free laundry
facilities, and two stunning courtyards with
BBQ, fire table, and lounge areas.

Eligible for City of Calgary heritage street
parking permit or lease nearby underground
parking. Located steps from 17th Aveâ€™s
shops, dining, and transit.

A rare opportunity to own in one of
Calgaryâ€™s most sought-after
buildingsâ€”this is exceptional value in a truly
unique property.



Built in 1912

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2217600 |
| Price | \$330,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 611 |
| Acres | 0.00 |
| Year Built | 1912 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 201, 804 18 Avenue Sw |
| Subdivision | Lower Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T0G8 |

Amenities

| | |
|-----------|--------------------------------------|
| Amenities | Elevator(s), Laundry, Storage, Trash |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Natural Woodwork, Soaking Tub, Wood Windows |
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Boiler, Hot Water, Radiant |
| Cooling | None |
| # of Stories | 5 |

Exterior

| | |
|-------------------|----------------|
| Exterior Features | Courtyard |
| Roof | Rolled/Hot Mop |

Construction Concrete, Brick

Additional Information

Date Listed May 8th, 2025
Days on Market 118
Zoning M-C2

Listing Details

Listing Office Real Estate Professionals Inc.

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