

**1, 804 18 Avenue SW**  
**Calgary, Alberta**

**MLS # A2234417**



**\$559,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,227 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	None, Unassigned		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Natural Gas, Radiant

**Floors:** Ceramic Tile, Hardwood

**Roof:** Rolled/Hot Mop

**Basement:** -

**Exterior:** Brick

**Foundation:** -

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,122

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Welcome to Historic Anderson Estates, a beautiful heritage building with a rich history offering unique inner city living! At over 1,200 sf this is the largest unit in the building. This 2 Bedroom, 2 Bathroom unit, features original maple hardwood floors, 12' ceilings, 5' windows & dark stained 12" wide-oak baseboards throughout. The kitchen opens to the living room and dining area make the space open, and perfect for entertaining. Fully equipped with stainless steel appliances, tiled backsplash, granite counter tops, maples cabinets and island with breakfast bar, this kitchen is a rarity for this building. Large windows allow for natural light throughout. The primary suite offers an ensuite with original claw-foot tub, tiled wainscoting, and tiled floors. The main washroom has a large walk-in shower. Being a larger unit you will appreciate the in-suite laundry room with full size machines and extra storage. One of only two units in the building that allows for a "Home Based Professional Office", perfect if you are looking for an optimal work/live space. The building is quiet concrete construction and has concierge service Monday-Friday 9:30-5:30. There is a shared courtyard 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 bicycle stalls for \$100/year lease rate and a BBQ and fire table for resident use. 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!