

\$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

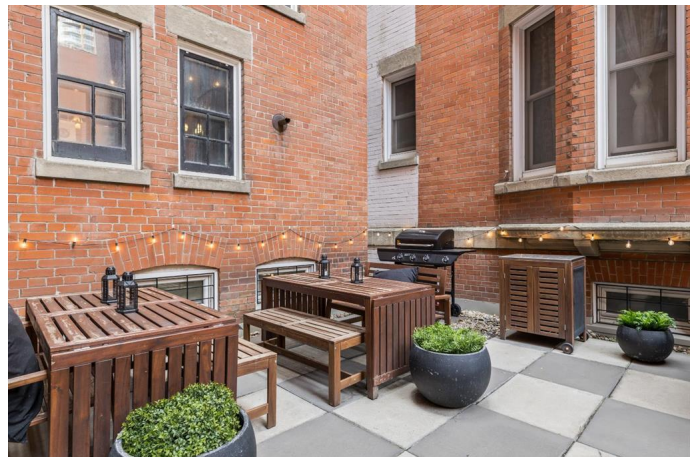
OPEN HOUSE SATURDAY AUGUST 16TH
NOON-130. Heritage Charm Meets Urban
Lifestyle – Excellent Value in Anderson
Estates!

Welcome to Calgary'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 10' ceilings, oversized 6' windows, granite kitchen counters, custom maple cabinetry, in-suite laundry, and a cast iron clawfoot tub—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 building'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 Ave's shops, dining, and transit.

A rare opportunity to own in one of Calgary's most sought-after buildings—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), Storage, Trash, Laundry
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	Hot Water, Boiler, Radiant
Cooling	None
# of Stories	5

Exterior

Exterior Features	Courtyard
Roof	Rolled/Hot Mop
Construction	Brick, Concrete

Additional Information

Date Listed	May 8th, 2025
Days on Market	105
Zoning	M-C2

Listing Details

Listing Office	Real Estate Professionals Inc.
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