

# \$559,900 - 1, 804 18 Avenue Sw, Calgary

MLS® #A2234417

**\$559,900**

2 Bedroom, 2.00 Bathroom, 1,227 sqft  
Residential on 0.28 Acres

Lower Mount Royal, Calgary, Alberta

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!

Built in 1912

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234417          |
| Price          | \$559,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,227             |
| Acres          | 0.28              |
| Year Built     | 1912              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1, 804 18 Avenue Sw |
| Subdivision | Lower Mount Royal   |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2T 0G8             |

### Amenities

|           |                      |
|-----------|----------------------|
| Amenities | Elevator(s), Storage |
| Parking   | None, Unassigned     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

|                 |                              |
|-----------------|------------------------------|
| Heating         | Boiler, Natural Gas, Radiant |
| Cooling         | None                         |
| Fireplace       | Yes                          |
| # of Fireplaces | 1                            |
| Fireplaces      | Gas, Living Room, Mantle     |
| # of Stories    | 6                            |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 33              |
| Zoning         | M-C2            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.