

\$335,000 - 201, 804 18 Avenue Sw, Calgary

MLS® #A2260510

\$335,000

1 Bedroom, 1.00 Bathroom, 611 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

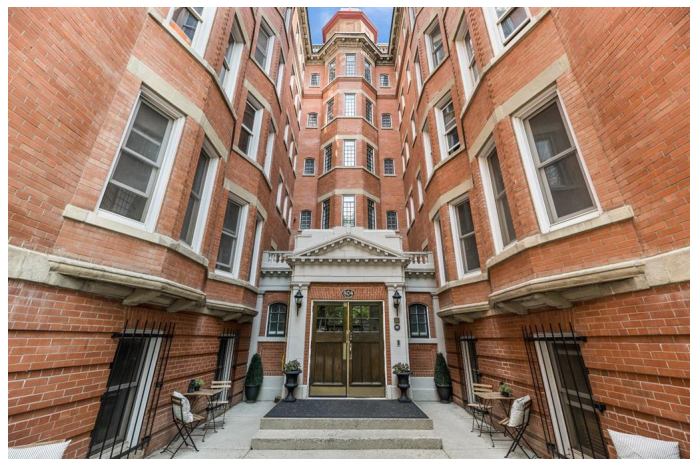
OPEN HOUSE SUNDAY NOV 9TH

NOON-2PM. Heritage Charm Meets Urban Lifestyle – Restored Beauty in Anderson Estates!

Welcome to Calgary's most iconic heritage building in the heart of Lower Mount Royal. This newly restored 1-bedroom inner courtyard unit in Anderson Estates blends vintage character with carefully completed renovations, making it one of the most desirable offerings in this landmark property. Inside, the home showcases professional plaster repair and fresh paint throughout, preserving heritage detail while presenting a polished finish. The bathroom has been updated with new grout, polished and sealed tile, a pedestal sink, and period-inspired vintage lighting. In the bedroom, a Schonbek crystal chandelier adds a touch of timeless elegance, creating a warm and sophisticated retreat.

Other highlights include 10'™ ceilings, granite kitchen counters, custom maple cabinetry, in-suite laundry, and the original cast iron clawfoot tub. The formal dining room retains its historic built-in china cabinet, while the spacious living room offers views of brick and sandstone along with potential for a second bedroom conversion.

Anderson Estates is a pet-friendly community celebrated for its vibrant and creative atmosphere. Residents enjoy weekday CONCIERGE SERVICE, assigned storage lockers, oversized common laundry, bike



storage, and two stunning sandstone courtyards with BBQ, fire table, and lounge areas. Summer weekend movies in the courtyard! Eligible for City of Calgary heritage street parking permit or lease nearby underground parking. Perfectly located just steps to 17th Avenue’s boutiques, cafés, dining, and transit”this home represents exceptional value in a truly unique heritage setting.

Built in 1912

Essential Information

MLS® #	A2260510
Price	\$335,000
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	Bicycle Storage, Laundry, Storage
Parking	Off Street

Interior

Interior Features	Built-in Features, Chandelier, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Soaking Tub, Wood Windows, Track Lighting
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Boiler, Radiant, Hot Water
Cooling	None
# of Stories	5

Exterior

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

Additional Information

Date Listed	September 27th, 2025
Days on Market	38
Zoning	M-C2

Listing Details

Listing Office	Real Estate Professionals Inc.
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