



## 804 18 Avenue Calgary Alberta

\$309,000

Discover timeless elegance in the prestigious Anderson Estates, one of Calgary's most iconic heritage buildings nestled in the heart of Lower Mount Royal. This stylish one-bedroom unit seamlessly combines historic character with modern comfort. Step into a space adorned with newer site finished maple hardwood floors, soaring 10-foot ceilings, and impressive 6-foot windows that bathe the home in natural light. Unique heritage details such as a built-in antique hutch, a vintage telephone table, and rich 12-inch dark oak baseboards elevate the charm, while elegant artwork ledges add functionality and flair. The living room, connected to the kitchen by a quaint pass-through, is designed for seamless living and entertaining, with large windows further enhancing the open, airy feel. The kitchen boasts granite countertops and plenty of storage with the solid maple cabinetry. The bedroom has two large windows and sufficient space for a Queen bed and bedroom furniture. The Anderson Estates offers more than just a home; it's a lifestyle. This quiet, concrete-built property boasts concierge service (Monday-Friday, 9:30 AM-5:30 PM) and a beautifully maintained shared courtyard—perfect for summer gatherings, movie nights, and social events. Practical amenities include an assigned storage locker, bike storage (available for \$100/year), free use of laundry machines in basement, and access to a communal BBQ and fire table. Street parking is convenient and affordable at just \$45/year through the City of Calgary, with additional options at the nearby Shoppers Drug Mart parkade. Pet-friendly and situated mere steps from the vibrant energy of 17th Avenue, this unit offers unbeatable access to trendy shops, restaurants, and amenities. Whether you're commuting or working from home, this property offers the ideal blend of historic charm and urban convenience. Don't miss this rare opport...

Living room 10.25 Ft x 13.00 Ft

Bedroom 10.33 Ft x 12.83 Ft

Foyer 3.50 Ft x 13.00 Ft

Kitchen 6.92 Ft x 8.67 Ft

4pc Bathroom 4.83 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:  
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