

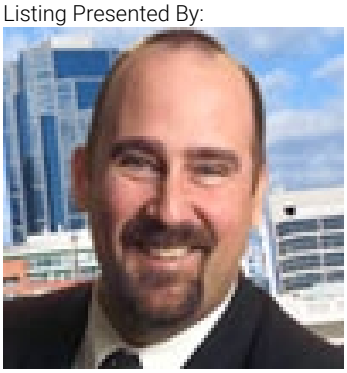
804 18 Avenue Calgary Alberta

$349,900

Welcome to Anderson Estates, one of Calgary's most iconic and distinguished heritage buildings. Built in 1912 and ideally located in the heart of Lower Mount Royal, this is a rare opportunity to own a home offering genuine history, architectural character and craftsmanship, paired with an exceptional inner-city lifestyle.Anderson Estates is immediately recognizable for its distinctive H-shaped design and English Arts & Crafts influence. Step inside and you're greeted by an impressive combination of marble, mission oak and brass detailing, a grand central staircase and the remarkable restored brass birdcage elevator--one of only two in Canada. These are details and craftsmanship simply not found in modern condominium construction.Located on the second floor, #203 is a bright and character-filled one-bedroom residence showcasing many of the features that make homes in Anderson Estates so special. Soaring 10-foot ceilings, oversized windows, original hardwood floors, substantial wood baseboards and casings, vintage hardware and beautiful architectural details create warmth and character throughout.The spacious living room easily accommodates full-sized furniture and is filled with natural light from large windows overlooking mature trees and the surrounding cityscape. A separate dining area provides additional space for entertaining, while the kitchen retains the charm of the original floor plan with a classic pass-through to the living area and an exterior window bringing additional natural light into the space. The kitchen features a full-sized range, tile backsplash, under-cabinet lighting and newer refrigerator, dishwasher and microwave/hood fan.The generous bedroom enjoys multiple large windows and excellent natural light, along with a thoughtfully designed built-in closet offering enclosed hanging space, drawers, pull-out shoe storage and accessory drawers. The ...

Kitchen 8.92 Ft x 6.92 Ft
Living room 11.00 Ft x 9.00 Ft
Dining room 7.00 Ft x 5.00 Ft
Foyer 13.33 Ft x 3.33 Ft
Primary Bedroom 13.17 Ft x 9.92 Ft
3pc Bathroom 8.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
REMAX Innovations

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