

# \$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

Heritage Charm Meets Urban Lifestyle â€“  
Excellent Value in Anderson Estates!  
Welcome to Calgaryâ€™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.

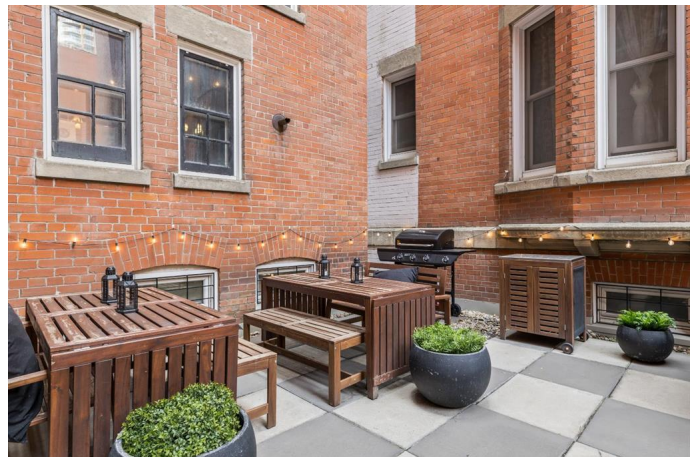
Featuring soaring 10â€™ ceilings, oversized  
6â€™ windows, granite kitchen counters,  
custom maple cabinetry, in-suite laundry, and  
a cast iron clawfoot tubâ€”this unit blends  
vintage elegance with daily functionality.

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 buildingâ€™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 Aveâ€™s  
shops, dining, and transit.

A rare opportunity to own in one of  
Calgaryâ€™s most sought-after  
buildingsâ€”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), Laundry, Storage, Trash |
| 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           | Boiler, Hot Water, 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      44

Zoning      M-C2

### **Listing Details**

Listing Office      Real Estate Professionals Inc.

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