

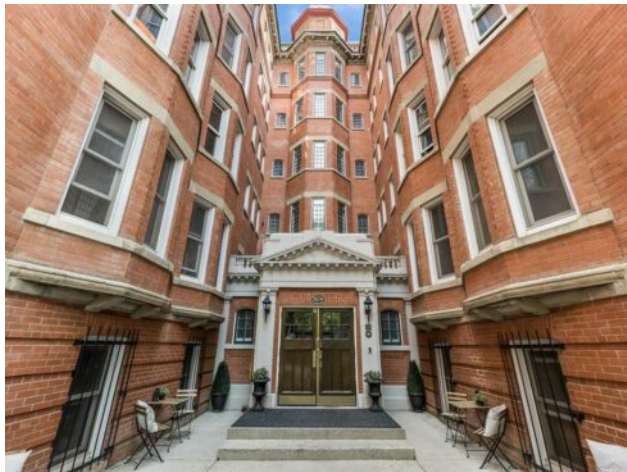


GRASSROOTS
REALTY GROUP

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201, 804 18 Avenue SW
Calgary, Alberta

MLS # A2217600



\$330,000

Division:	Lower Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	611 sq.ft.	Age:	1912 (113 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Radiant	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Natural Woodwork, Soaking Tub, Wood Windows		

Inclusions: N/A

Heritage Charm Meets Urban Lifestyle – Excellent Value in Anderson Estates! Welcome to Calgary'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 10' ceilings, oversized 6' windows, granite kitchen counters, custom maple cabinetry, in-suite laundry, and a cast iron clawfoot tub—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 building'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 Ave's shops, dining, and transit. A rare opportunity to own in one of Calgary's most sought-after buildings—this is exceptional value in a truly unique property.