

# \$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.

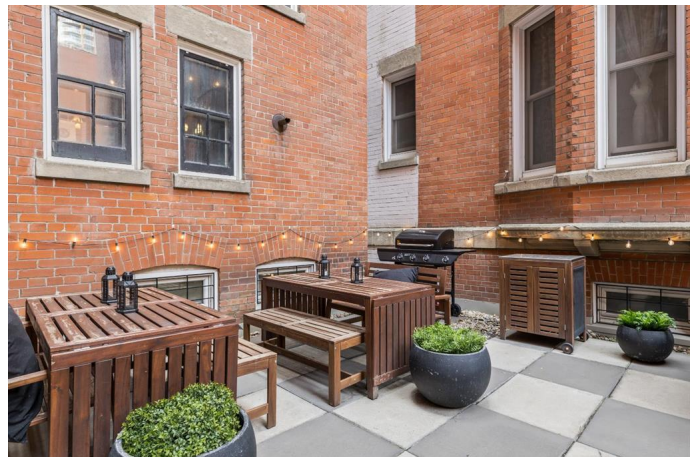
Featuring soaring 10â€™ ceilings, oversized  
6â€™ windows, granite kitchen counters,  
custom maple cabinetry, in-suite laundry, and  
a cast iron clawfoot tubâ€”this unit blends  
vintage elegance with daily functionality.

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), Trash, Laundry, Storage
Parking	Off Street

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Granite Counters, Wood Windows, Natural Woodwork, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Radiant, Boiler, Hot Water
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      59

Zoning      M-C2

### **Listing Details**

Listing Office      Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.