

\$335,000 - 201, 804 18 Avenue Sw, Calgary

MLS® #A2260510

\$335,000

1 Bedroom, 1.00 Bathroom, 611 sqft

Residential on 0.00 Acres

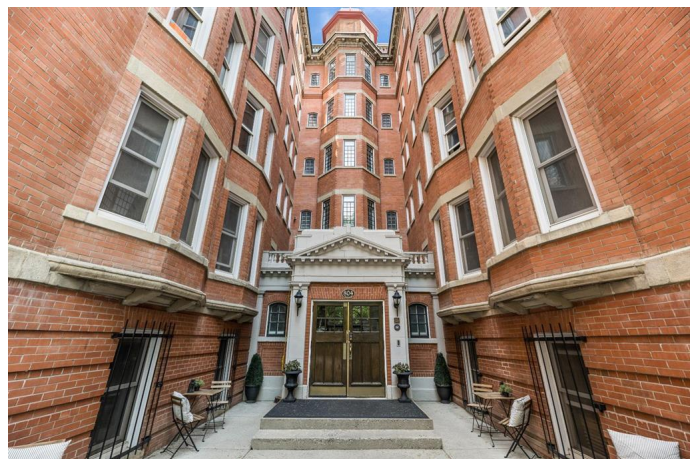
Lower Mount Royal, Calgary, Alberta

Heritage Charm Meets Urban Lifestyle â€“
Restored Beauty in Anderson Estates!
Welcome to Calgaryâ€™s most iconic heritage
building in the heart of Lower Mount Royal.

This newly restored 1-bedroom inner courtyard
unit in Anderson Estates blends vintage
character with carefully completed
renovations, making it one of the most
desirable offerings in this landmark property.
Inside, the home showcases professional
plaster repair and fresh paint throughout,
preserving heritage detail while presenting a
polished finish. The bathroom has been
updated with new grout, polished and sealed
tile, a pedestal sink, and period-inspired
vintage lighting. In the bedroom, a Schonbek
crystal chandelier adds a touch of timeless
elegance, creating a warm and sophisticated
retreat.

Other highlights include 10â€™ ceilings,
granite kitchen counters, custom maple
cabinetry, in-suite laundry, and the original
cast iron clawfoot tub. The formal dining room
retains its historic built-in china cabinet, while
the spacious living room offers views of brick
and sandstone along with potential for a
second bedroom conversion.

Anderson Estates is a pet-friendly community
celebrated for its vibrant and creative
atmosphere. Residents enjoy weekday
CONCIERGE SERVICE, assigned storage
lockers, oversized common laundry, bike
storage, and two stunning sandstone
courtyards with BBQ, fire table, and lounge



areas. Summer weekend movies in the courtyard! Eligible for City of Calgary heritage street parking permit or lease nearby underground parking.

Perfectly located just steps to 17th Avenueâ€™s boutiques, cafÃ©s, dining, and transitâ€”this home represents exceptional value in a truly unique heritage setting.

Built in 1912

Essential Information

MLS® #	A2260510
Price	\$335,000
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	Bicycle Storage, Storage, Laundry
Parking	Off Street

Interior

Interior Features	Built-in Features, Chandelier, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Soaking Tub, Track Lighting, Wood
-------------------	--

	Windows
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, 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	September 27th, 2025
Days on Market	23
Zoning	M-C2

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.