

\$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 –
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.

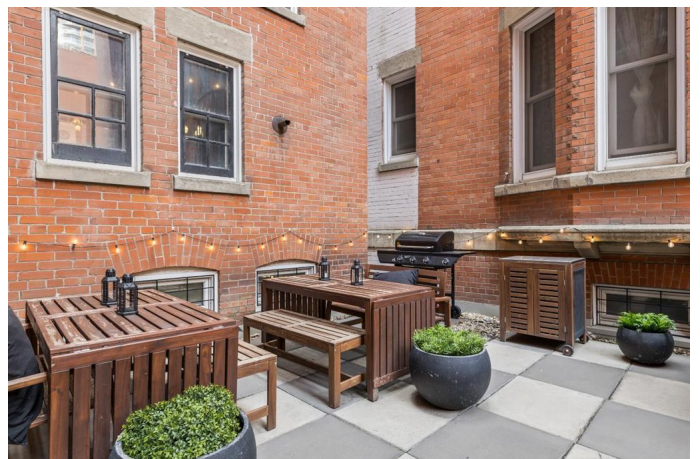
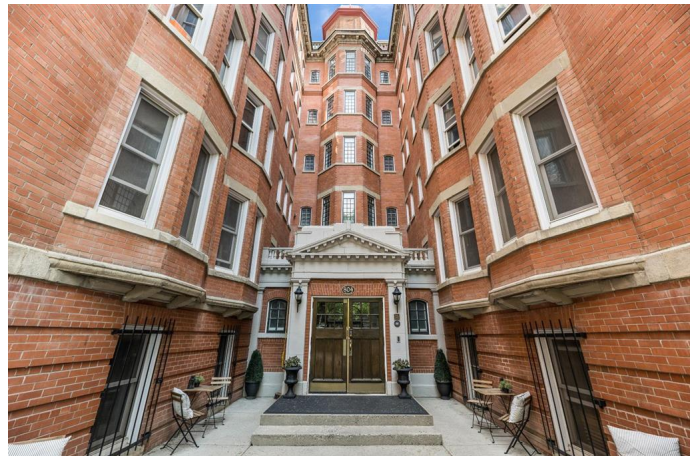
Featuring soaring 10’ ceilings, oversized
6’ windows, granite kitchen counters,
custom maple cabinetry, in-suite laundry, and
a cast iron clawfoot tub – this unit blends
vintage elegance with daily functionality.

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.



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 1
Zoning M-C2

Listing Details

Listing Office Real Estate Professionals Inc.

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