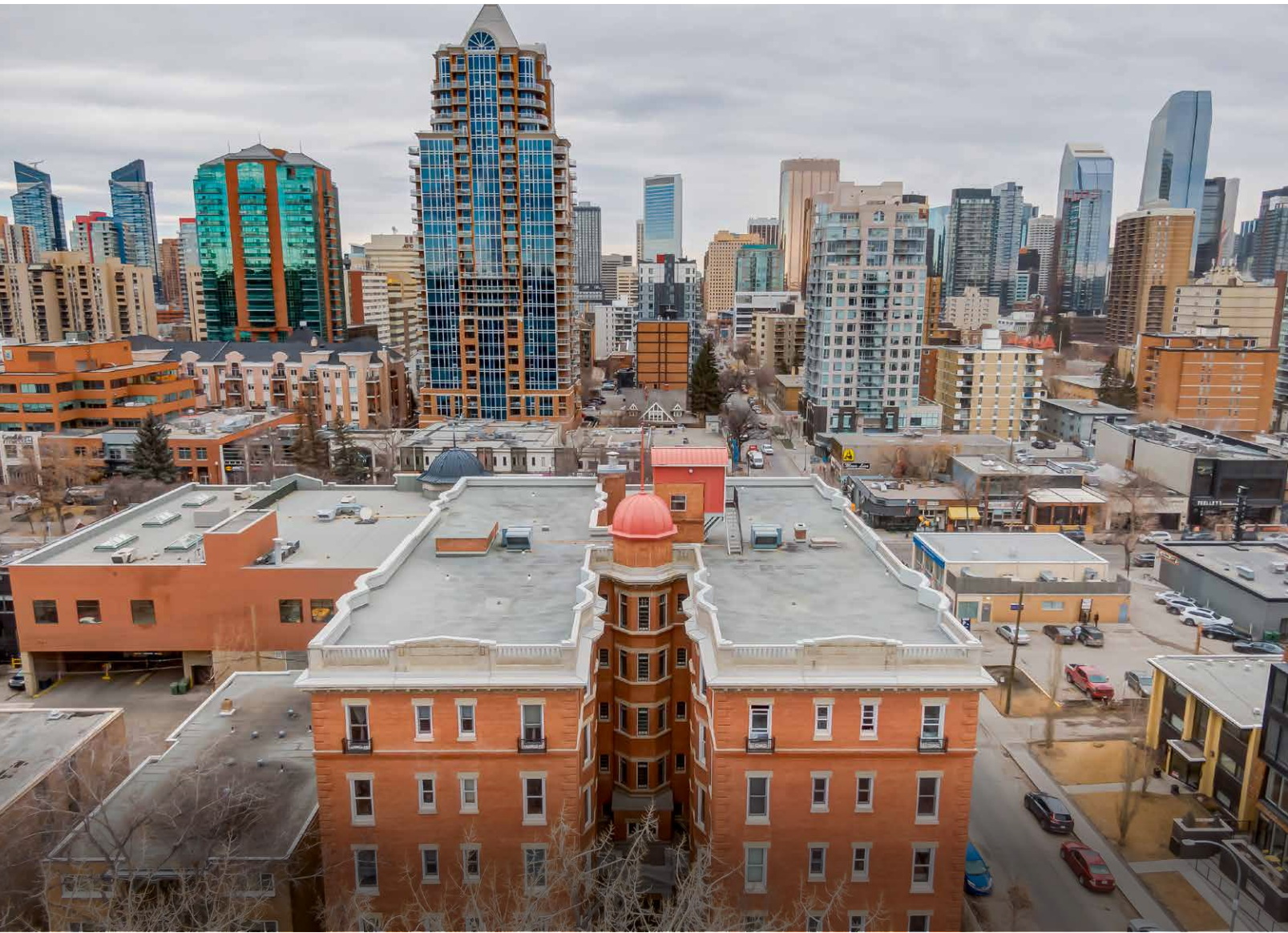


# Welcome Home to

411-804 18 Ave SW



**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

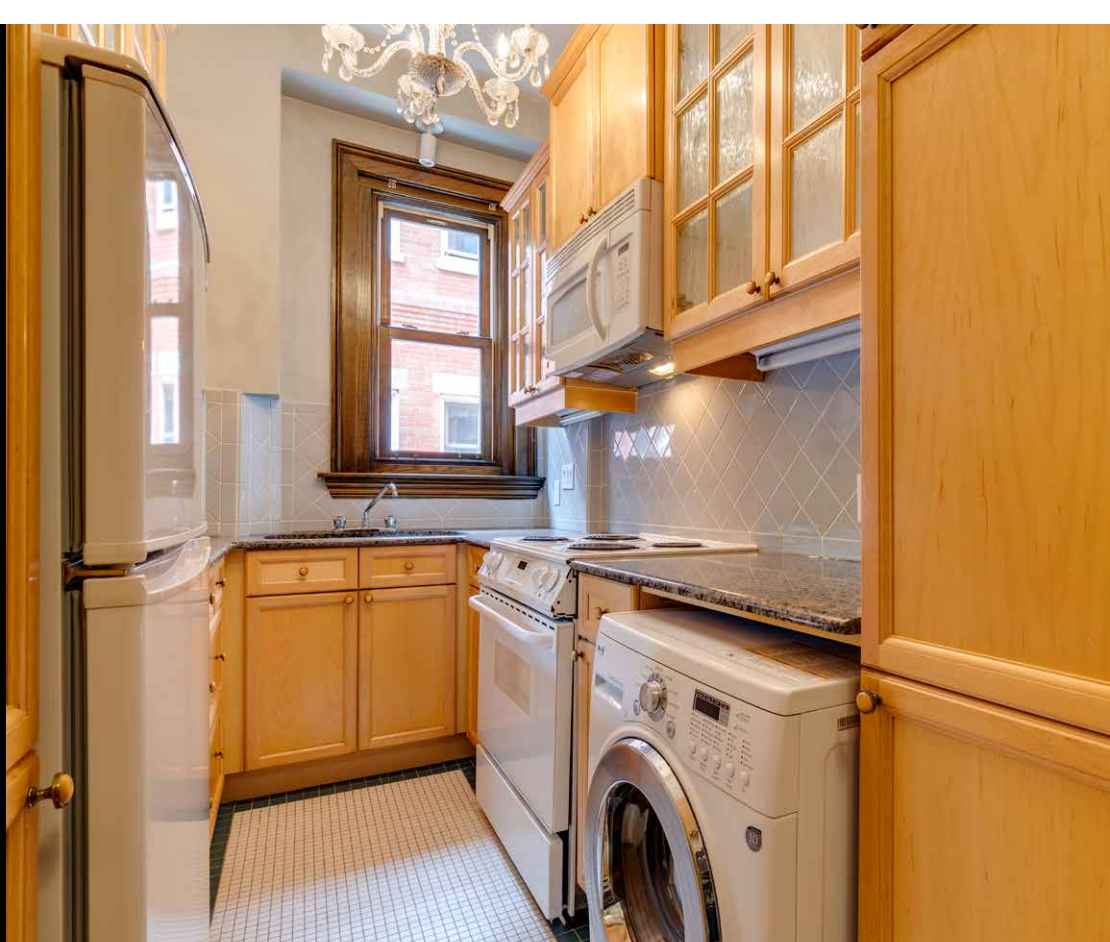
Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

*Top 1% Nationally*



Anderson Estates, a beautiful heritage building with a rich history offering unique inner city living! This 1 bedroom unit has been freshly painted and features original maple hardwood floors, 10' ceilings, 6' windows, built-in antique hutch & bookcase, dark stained 12" wide-oak baseboards and artwork ledges throughout. The kitchen offers tile backsplash, granite counter tops, maple full height cabinets, full appliance package and all-in-one laundry. Large windows in the living room and dining area offer tons of natural light. The bathroom is adorned with 1/2 tiled walls and floors and the original claw foot soaker tub! The building is quiet concrete construction and has concierge service Monday-Friday 9:30-5:30. There is a shared court yard with conversation seating to enjoy all summer including movie nights and resident social gatherings. Permit parking is available through the City of Calgary for \$45/year, 1 per address; there are also a parkade at Shoppers Drug Mart that is next store to the building. Amenities include an assigned storage locker, bicycle stalls for \$100/year lease rate and a BBQ and fire table for resident use. Steps to trendy 17th Ave with all amenities within walking distance! Whether you commute or work from home, this is the perfect unit for anyone looking for a warm & classic living space mixed with the bustle of inner city!





MLS: A2136063  
 Year Built: 1912  
 Style: High Rise Apartment  
 Total SqFt: 602.33  
 Taxes (2024): \$2,202  
 Community: Lower Mount Royal  
 Condo Fee: \$529.58/Monthly

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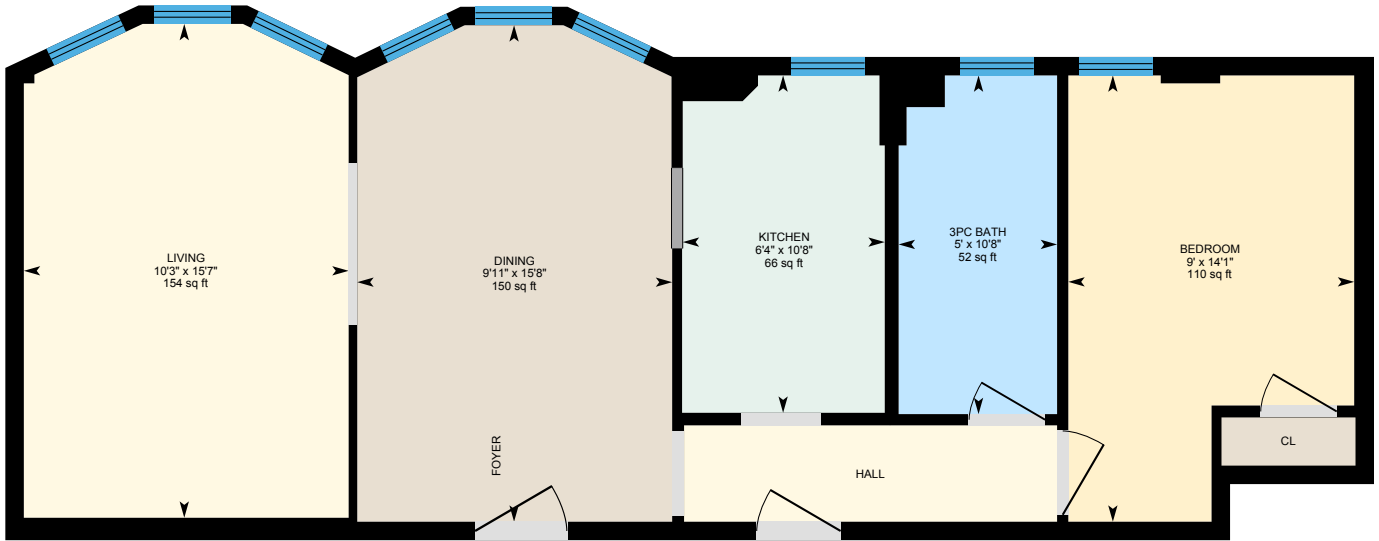
Living Room: 15'7" x 10'3" M  
 Kitchen: 10'8" x 6'4" M  
 Bedroom: 14'1" x 9' M  
 Dining: 15'8" x 9'11" M  
 3pc Bath: 10'8" x 5' M

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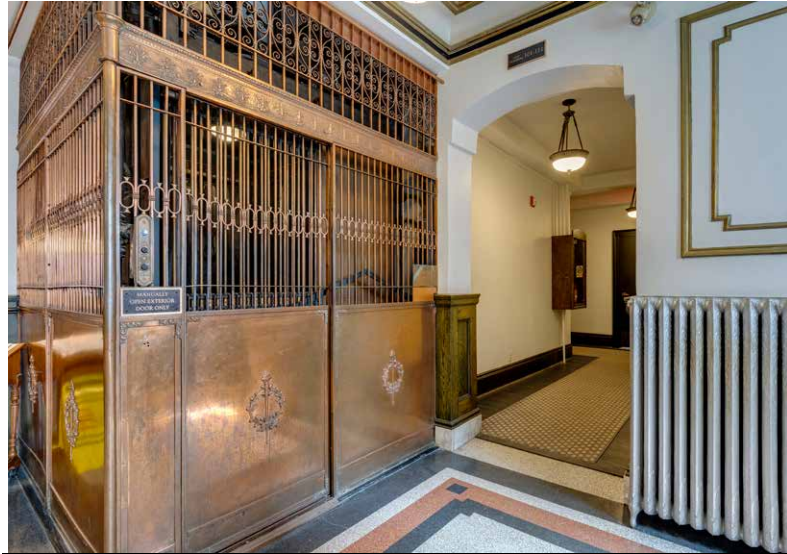
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411-804 18 Ave SW, Calgary, AB



Main Floor Interior Area 602.33 sq ft



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