

Welcome Home to

#1 804 18 Ave SW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

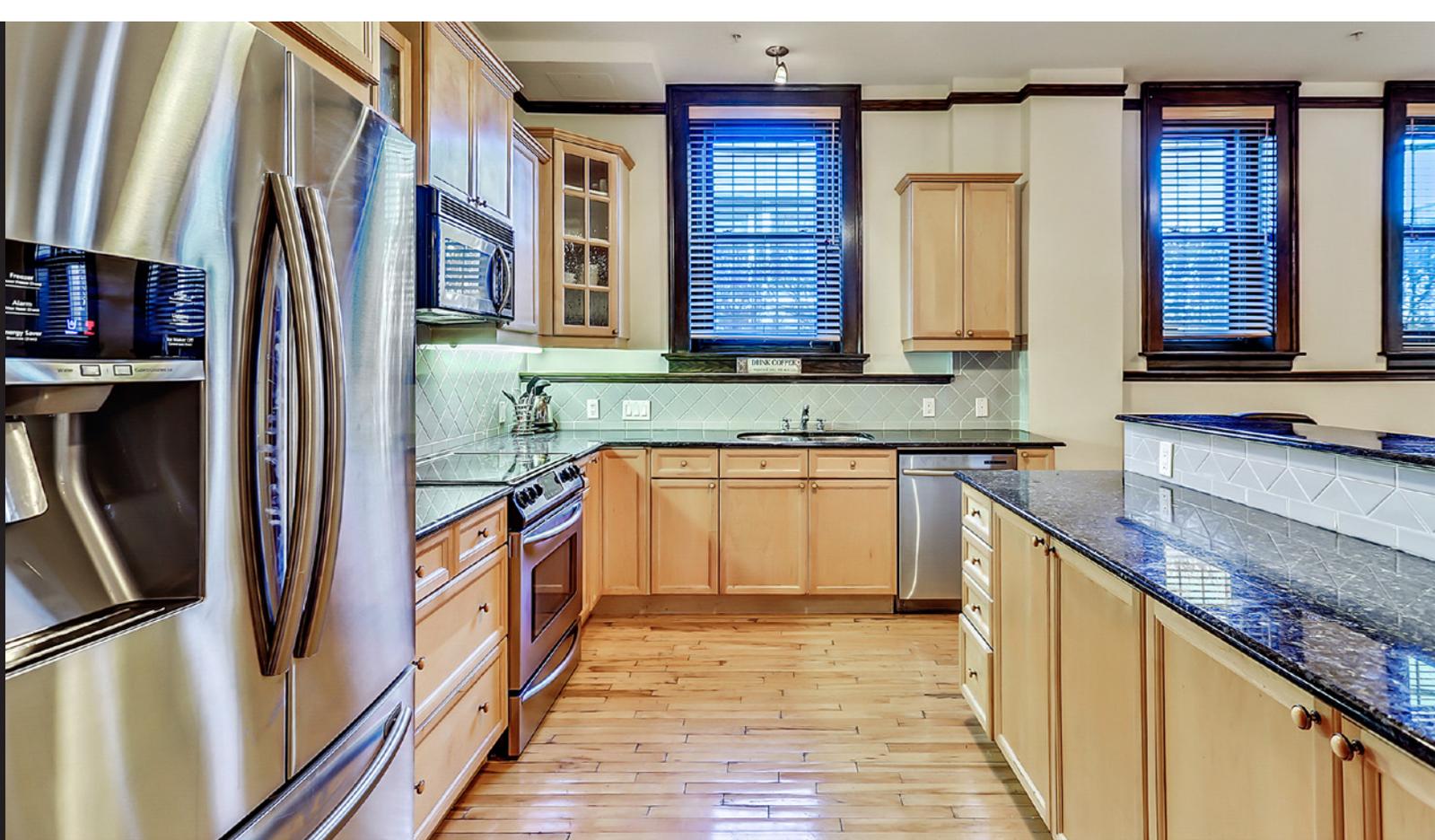
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Welcome to Historical Anderson Estates! At almost 1,300 sf this is the largest unit in the building and the only one to offer 2 Bedrooms & 2 Bathrooms. The kitchen opening to the living room and dining area, 12' ceilings and 5' windows make the space bright and perfect for entertaining. Fully equipped with SS appliances, tiled backsplash, granite counter tops, maples cabinets and island with breakfast bar, this kitchen is a rarity for this building. Step into the past and experience original maple floors throughout, beautifully dark stained oversized hardwood baseboards, window casings and built-ins. The master suite offers an ensuite with claw-foot tub, tiled wainscoting and tiled floors. A larger units means an in-suite laundry room with full size machines and extra storage. Steps trendy 17th Ave SW. Walk to Goodlife, Mount Royal Village and Urban Fare. Take advantage of the lifestyle Lower Mount Royal has to offer! Perfect for young professionals with easy access to transit and downtown.





MLS:	A1135655
Year Built:	1912
Style:	Single Level Unit
Total SqFt:	1,263
Taxes (2021):	\$3,707
Condo Fees	\$982/Monthly
Features:	Bookcases, No Smoking Home
Bedrooms:	2
Bathrooms	2 Full
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Living Room:	19'8"X14'2" M
Kitchen:	14'8"X10'6" M
Dining Room:	14'0"X10'0" M
Master Bed:	12'2"X11'10" M
Bed Room:	14'6"X9'8" M
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