

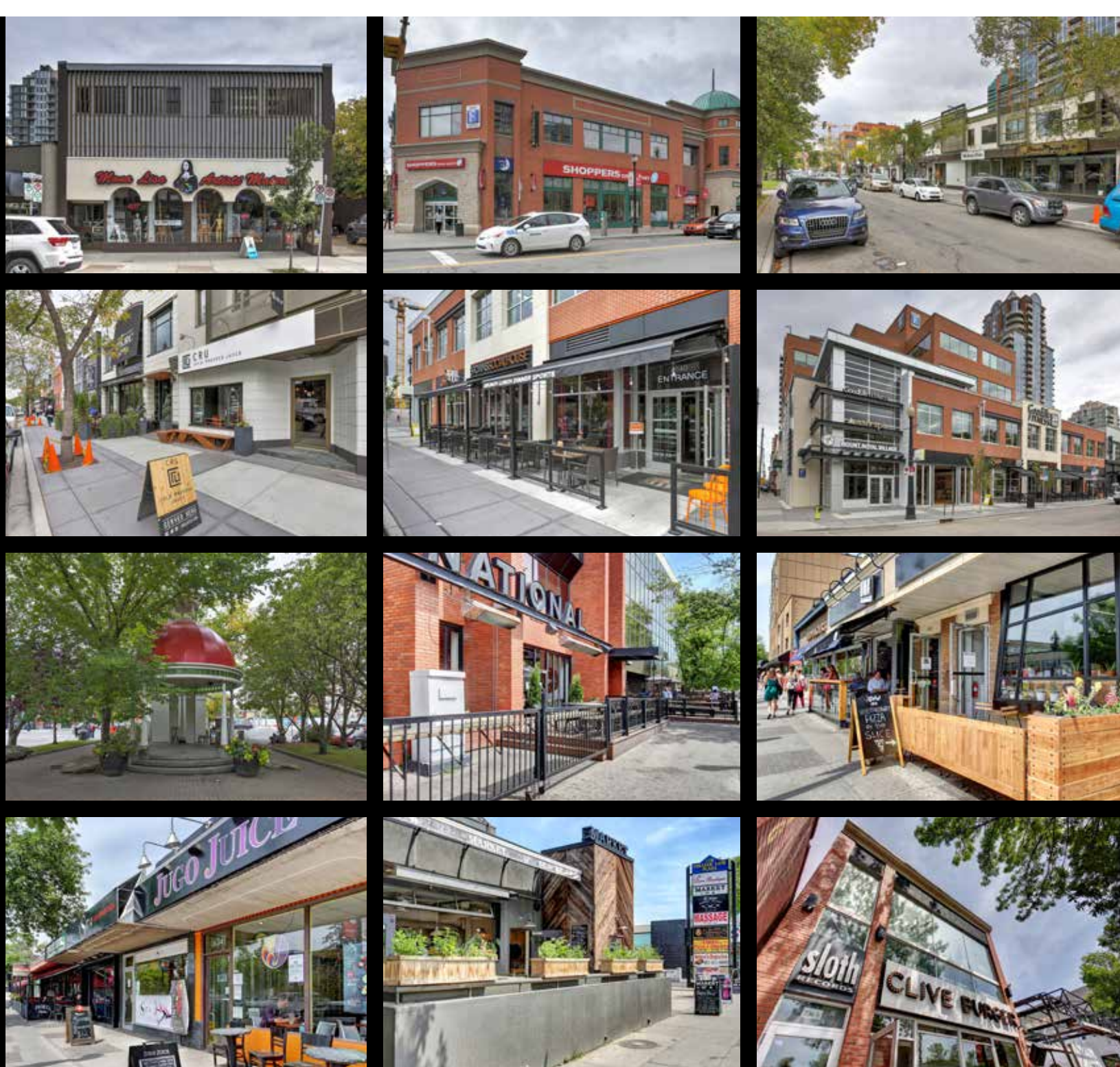


MLS: C4218680  
 Year Built: 1912  
 Total SqFt: 585  
 Taxes: \$1,846/2018  
 Condo Fee: \$449

Fee Includes: Exterior Maintenance, Landscape and Snow Removal, Professional Management, Reserve Fund Contributions, Utilities for Common Area

Goods Included: Dishwasher-Built-In, European Washer/Dryer Combination, Microwave Hood Cover, Refrigerator, Stove-Electric, Window Coverings-All

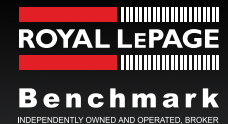
Living Room: 12'0" X 10'0" M  
 Dining Room: 12'0" X 10'0" M  
 Kitchen: 10'8" X 6'2" M  
 Bedroom: 9'0" X 6'8" M



Welcome Home to  
 #304, 804 - 18 Ave SW



Chris Zaharko  
 Associate



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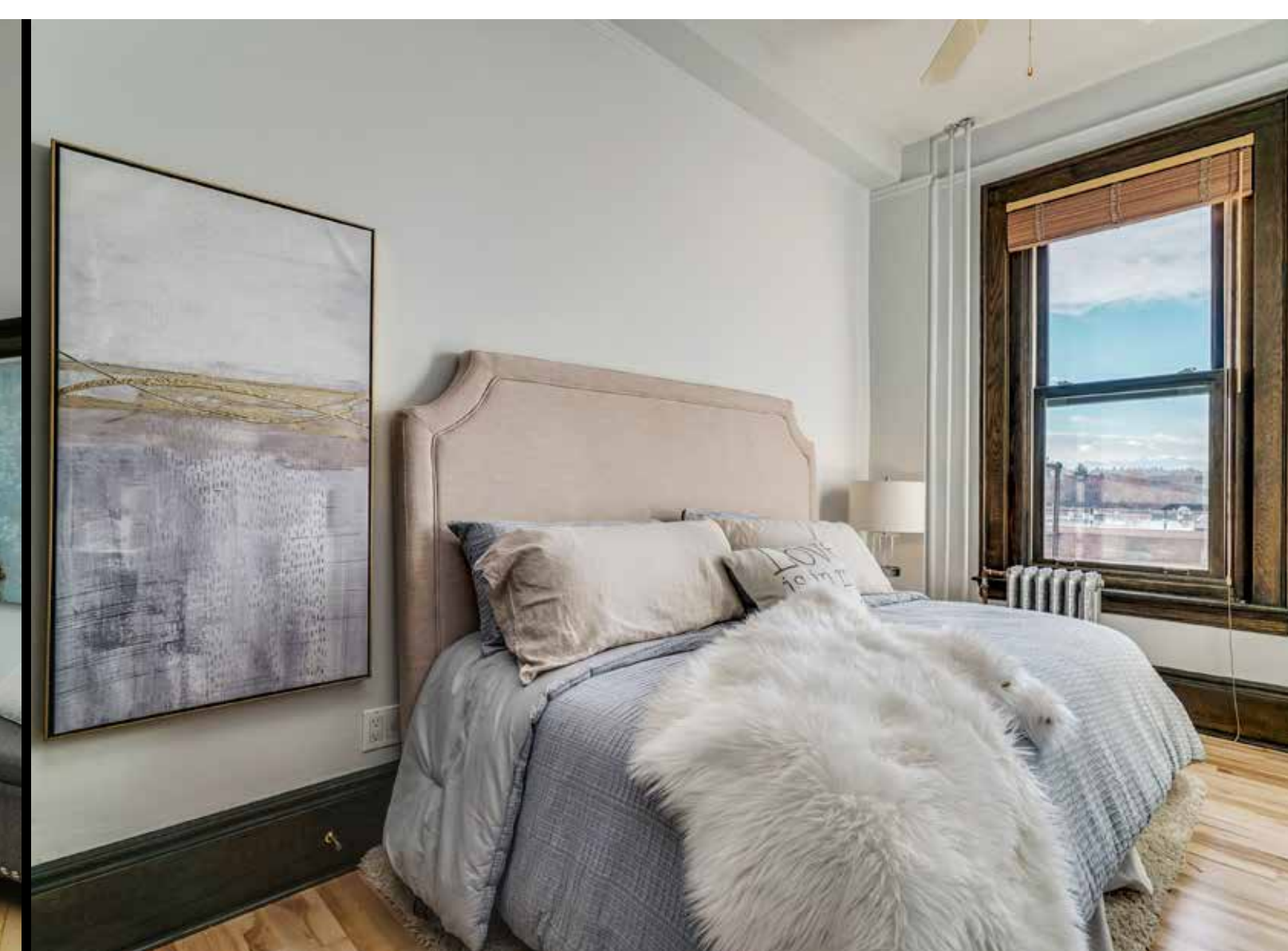
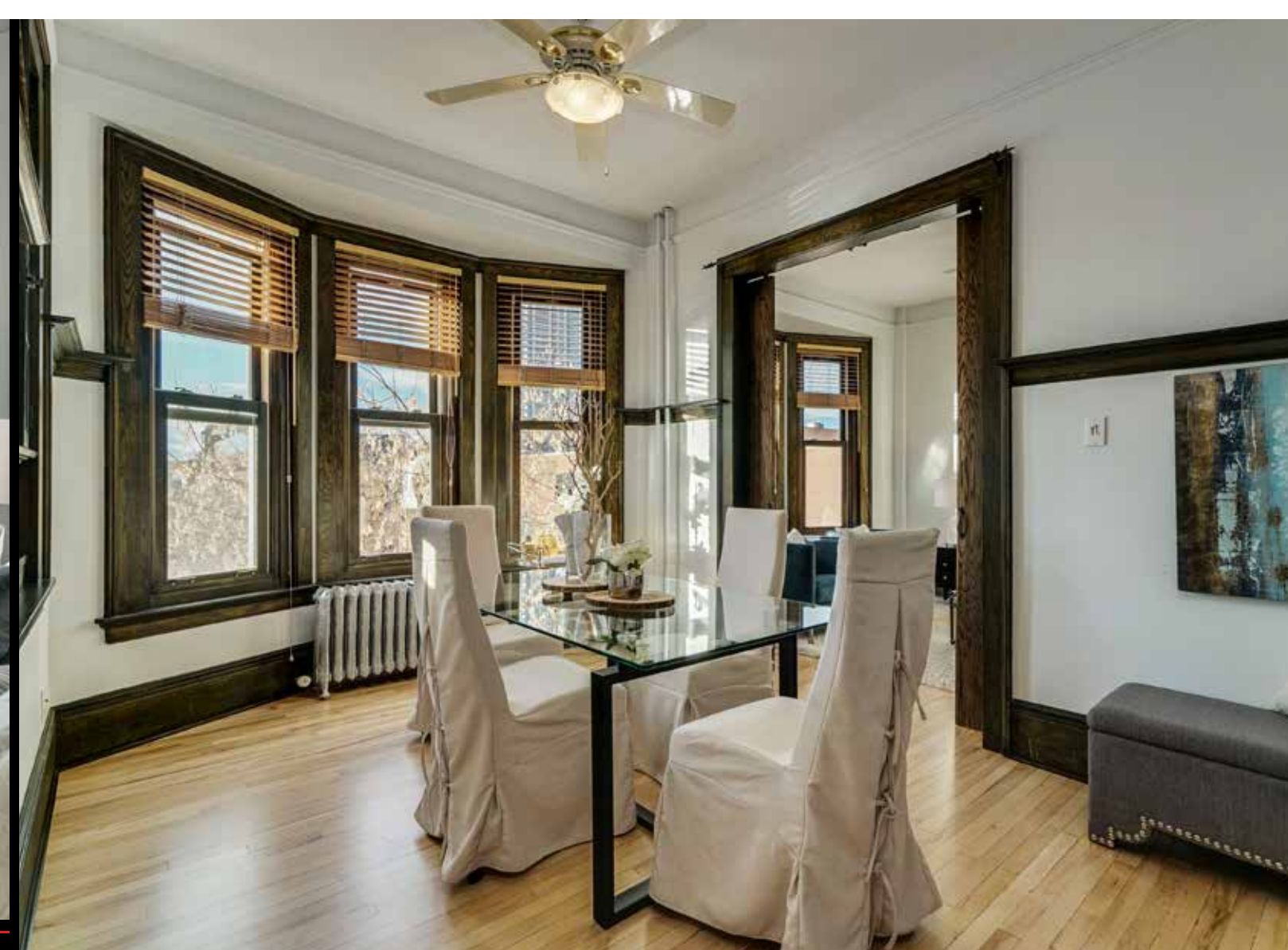


Phone: 403-874-0424  
 www.zaharko.com - chris@zaharko.com

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A rare opportunity to own in Calgary's unique heritage building - Anderson Estates, built in 1912. Enjoy unobstructed views directly west and great natural light from this exterior facing unit. Entrance to the building is via an interior grand marble stairwell, or utilize the restored brass bird cage elevator, one of only two in Canada. Step back in time - 10' ceilings, 6' windows, timeless original claw foot tub, built-in antique hutch in the dining room, dark stained 12" wide-oak baseboards and more. Impressive sliding oak doors to separate living & dining area. Features include original maple hardwood floors that are newly refinished, granite counters, maple full height cabinets, all-in-one laundry & quiet concrete construction. The common area has been recently repainted and carpeting replaced. Building has a FT concierge service from Monday - Friday (9-6pm). Working & living inner city has never been so stylish, with tons of amenities just steps away. Own a piece of history!

