

# Welcome Home to

#2 804 18 Ave SW



Chris Zaharko  
Associate

ROYAL LEPAGE  
BENCHMARK  
INDEPENDENTLY OWNED AND OPERATED, BROKER

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Own a Piece of History! This is one of the largest units in Anderson Estates! 755 sq ft, 1 Bedroom, 1.5 Bathroom. 12' ceilings and large windows make this unit bright and open. Original solid oak doors and baseboards & refinished maple hardwood throughout. Beautifully renovated kitchen with maple cabinets, granite counters, stainless steel appliances and centre island with breakfast bar. The kitchen is open to the living room, making it a great space for entertaining. The focal point of the main living area is the beautiful wooden fireplace mantle with gas insert. Spacious master suite with 4 piece ensuite complete with a claw foot tub. Convenient in-suite laundry, and separate side entrance! Located within walking distance to all amenities, the shops and restaurants of 17th Ave SW and downtown. Anderson Estates is one of Calgary's premier heritage buildings. Beautifully restored with marble stairway, original brass elevator and stunning woodwork throughout.





MLS: A1193628  
Year Built: 1912  
Style: Single Level Unit  
Total SqFt: 755.8  
Taxes (2021): \$2,333  
Condo Fees \$599.25/Monthly  
Features: High Ceilings,  
No Smoking Home  
Bedrooms: 1  
Bathrooms 1 Full, 1 Half

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