

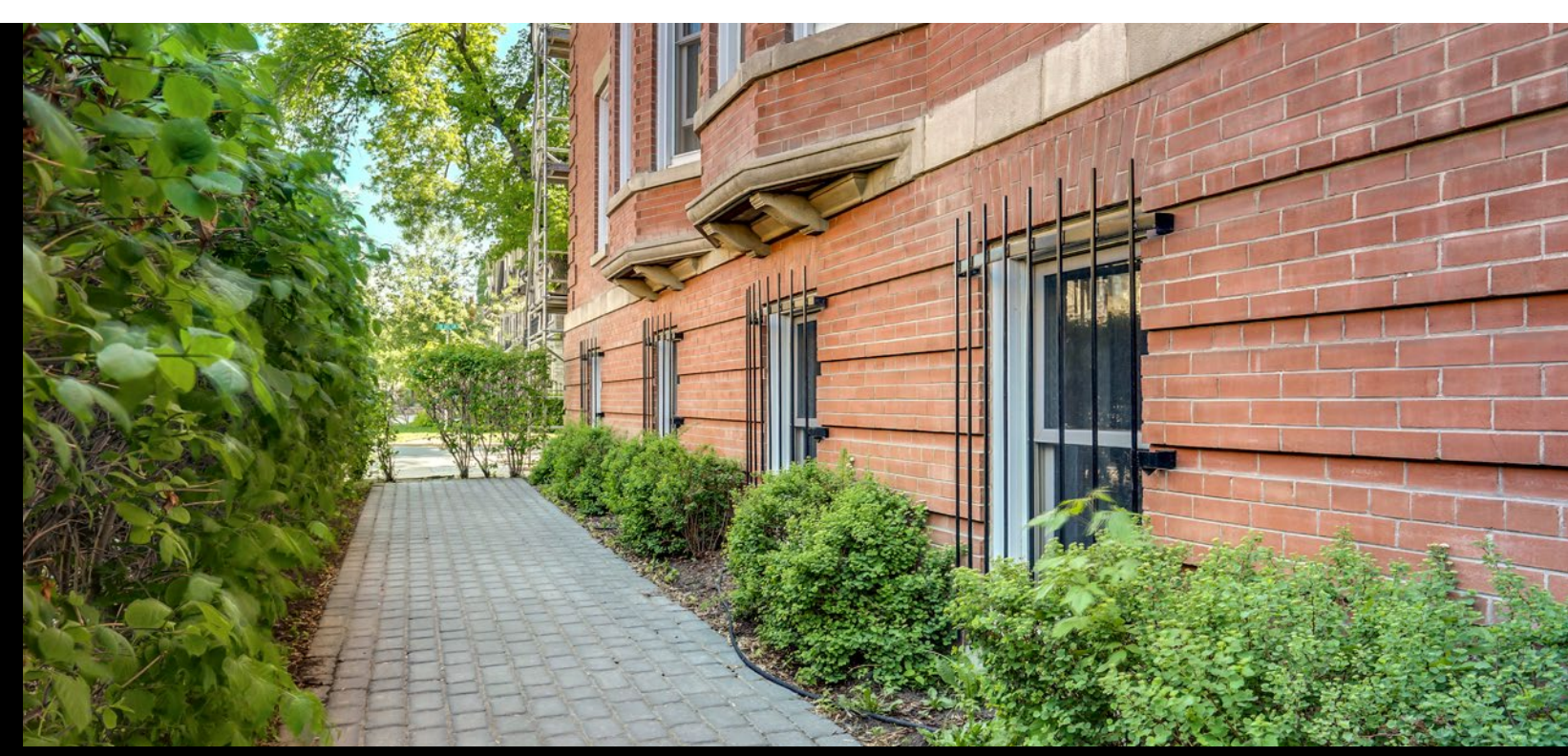


MLS: C4186649  
 Year Built: 1912  
 Total SqFt: 760  
 Taxes: \$2,005/2017  
 Condo Fee: \$599

Fee Included: Exterior Maintenance,  
 Heat, Landscape and Snow Removal,  
 Professional Management, Reserve  
 Fund Contributions, Utilities for  
 Common Area, Water/Sewer

Goods Included: Dishwasher-Built-In,  
 Dryer, Hood Fan, Refrigerator, Stove-  
 Electric, Washer, Window Coverings-All

Kitchen: 13'6" X 13'2" M  
 Living Room: 17'2" X 13'2" M  
 Master Bed: 12'6" X 10'0" M  
 Laundry: 5'6" X 2'4" M



# Welcome Home to

#2, 804 - 18 Avenue SW



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**Chris Zaharko**  
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Located on a quiet tree lined street, Anderson Estates is one of Calgary's premier heritage buildings. Beautifully restored with marble stairway, original brass elevator and stunning woodwork throughout, plus new carpets in the common area. This is one of the largest units in the building, and features maple hardwood throughout and 5 ft windows which provides plenty of natural light. Beautifully renovated kitchen with maple cabinets, granite counters, stainless steel appliances and a centre island. The kitchen is open to the living room as well which makes it a great space for entertaining. Spacious master bedroom features a 4 piece ensuite complete with a claw foot tub. Convenient in-suite laundry, and separate side entrance! Located within walking distance to trendy 17 Avenue and close to all amenities and downtown, this is inner city living at it's finest!

