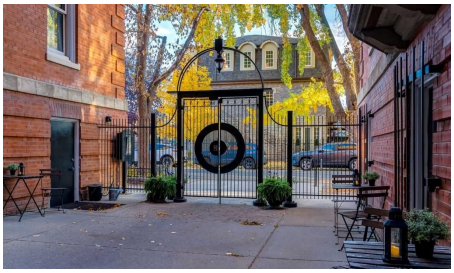
203 804 18 Avenue SW

Calgary | Active | MLS® A2351650

$349,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1912**	**508 sq. ft.**

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Listed by REMAX Innovations

A closer look

Welcome to Anderson Estates, one of Calgary's most iconic and distinguished heritage buildings. Built in 1912 and ideally located in the heart of Lower Mount Royal, this is a rare opportunity to own a home offering genuine history, architectural character and craftsmanship, paired with an exceptional inner-city lifestyle.

Anderson Estates is immediately recognizable for its distinctive H-shaped design and English Arts & Crafts influence. Step inside and you're greeted by an impressive combination of marble, mission oak and brass detailing, a grand central staircase and the remarkable restored brass birdcage elevator-one of only two in Canada. These are details and craftsmanship simply not found in modern condominium construction.

Located on the second floor, #203 is a bright and character-filled one-bedroom residence showcasing many of the features that make homes in Anderson Estates so special. Soaring 10-foot ceilings, oversized windows, original hardwood floors, substantial wood baseboards and casings, vintage hardware and beautiful architectural details create warmth and character throughout.

The spacious living room easily accommodates full-sized furniture and is filled with natural light from large windows overlooking mature trees and the surrounding cityscape. A separate dining area provides additional space for entertaining, while the kitchen retains the charm of the original floor plan with a classic pass-through to the living area and an exterior window bringing additional natural light into the space. The kitchen features a full-sized range, tile backsplash, under-cabinet lighting and newer refrigerator, dishwasher and microwave/hood fan.

The generous bedroom enjoys multiple large windows and excellent natural light, along with a thoughtfully designed built-in closet offering enclosed hanging space, drawers, pull-out shoe storage and accessory drawers. The four-piece bathroom maintains the home's vintage character while benefiting from updates including new acrylic in the tub, vanity and faucet.

Anderson Estates offers more than remarkable architecture-it also has a genuine sense of community. Residents enjoy weekday concierge service, a private courtyard, secure bicycle storage and an assigned storage locker, along with resident gatherings and seasonal events.

Step outside and 17th Avenue is just moments away, placing some of Calgary's best restaurants, cafés, boutiques, fitness studios and entertainment within an easy walk. Tomkins Park, Urban Fare, Lindsay Park and the Elbow River pathways are also nearby.

For the buyer who appreciates architecture, history and individuality, #203 at Anderson Estates offers an opportunity to own not simply a condominium, but a piece of Calgary's architectural heritage.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2351650
Bedrooms	1
Bathrooms	1
Year Built	1912
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	508 sq. ft.
Main Level Finished Area:	508 sq. ft.
Condo Fee:	$430.50
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	2
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1912 (Age: 114)

Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0110755
Heating:	Forced Air, Natural Gas, Radiant
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Flat Torch Membrane, Rolled/Hot Mop
Ensuite:	No
Flooring:	Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Guest, None, On Street, Permit Required, See Remarks
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Anderson Apartments
Community:	Lower Mount Royal
Amenities:	Bicycle Storage, Elevator(s), Picnic Area, Storage, Visitor Parking

Appliances:	Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator
Inclusions:	Storage Unit in Bedroom
Restrictions:	Historic Site, Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions
Main Floor	Kitchen · 8'11" × 6'11" ·
Main Floor	Living Room · 11' × 9' ·
Main Floor	Dining Room · 7' × 5' ·
Main Floor	Foyer · 13'4" × 3'4" ·
Main Floor	Bedroom - Primary · 13'2" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Crown Molding, Granite Counters, High Ceilings
Exterior Features:	Barbecue, Courtyard, Fire Pit
Patio And Porch Features:	See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-804-18-avenue-sw-calgary-a2351650/

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