

\$1,325,000 - 1504, 228 26 Avenue Sw, Calgary

MLS® #A2099618

\$1,325,000

2 Bedroom, 2.00 Bathroom, 1,677 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Beautifully bright suite on a very high floor at The Grandview. Dazzling 270 degree views run from the Elbow River and Roxboro escarpment around to the full downtown skyline and out to Canada Olympic Park. Wonderful open plan with 1677 square feet including 2 bedrooms, a den and 2 full bathrooms. Enjoy higher ceilings than on the floors below. Substantial refresh-renovation has just been completed. New hardwood vinyl-plank runs throughout the entire suite. Also, hardware, lighting and paint. Brand new humidifier (\$6000). Matching set of appliances including washer and dryer. Living room with gas fireplace and dining room with access to a balcony with gas for BBQ. Sunny and bright kitchen that looks right over 225 25th Avenue (the building to the north that blocks the view in lower suites). Den with unique shape that allows it to hold both seating and a desk-workspace. Lovely primary suite with downtown views, walk-in closet with organizers and a luxurious 5 piece ensuite with 2 sinks, walk-in shower with bench and a generous soaking tub. Second bedroom adjacent to a 3 piece bath. 2 balconies—the south one is open sky with fantastic views. 2 parking stalls with no steps or barriers on the way to the elevators. The Grandview is a full service building with the best concierge in the City, 2 guest suites, party and card rooms, visitor parking and a car wash. The location is second to none...easy walking distance to the endless amenities in the 4th Street Village, the



Glencoe Club and Safeway. Also right across from the Elbow River walking path. Don't miss this special opportunity.

Built in 2000

Essential Information

MLS® #	A2099618
Price	\$1,325,000
Sold Price	\$1,420,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,677
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1504, 228 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3C6

Amenities

Amenities	Car Wash, Clubhouse, Elevator(s), Guest Suite, Party Room, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In
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	Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	17

Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 19th, 2024
Days on Market	7
Zoning	M-H2
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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