

# \$774,900 - 702, 318 26 Avenue Sw, Calgary

MLS® #A2102105

**\$774,900**

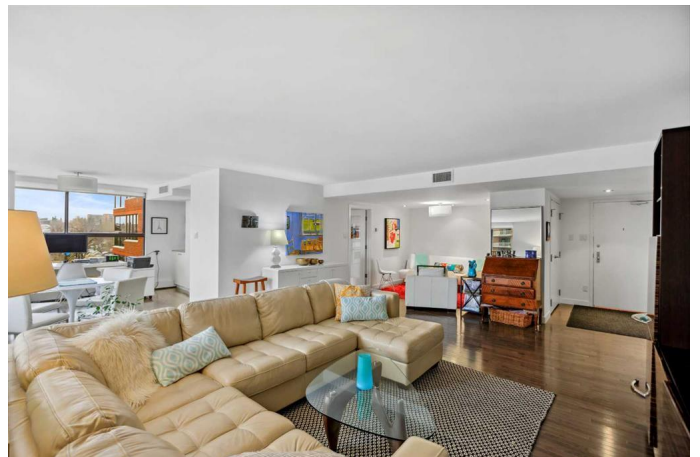
2 Bedroom, 2.00 Bathroom, 1,491 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

RARE LOCATION- RENOVATED in 2014 IN CALGARY'S MOST PREFERRED CONDO LOCATION...the "PREMIERE" Location on the Elbow River -next to The Grandview + The River. High floor, single level home - 2 bedroom, 2 bathroom unit with Large WINDOWS ON 3 SIDES of the suite to capture it all - with EXPANSIVE views of the Downtown skyline, East of Stampede grounds, Sunny south views of the Elbow River!

Located on the River Promenade only a short walk to 4th Street, Glencoe club and downtown! This unit has been renovated with flat finish ceilings, espresso hardwood flooring, granite counters and backsplash! As you enter the well regarded Riverstone Complex you are greeted by a secure building with excellent concierge. On the main floor there is a gym, pool with 2 hot tubs, saunas, party room, library, tennis courts just outside party room. There is a carwash in the parkade and numerous visitor stalls. You have an stall in the secure, underground parkade and storage locker. As you make you way up to the 7th floor you enter into a large foyer, Living room with hardwood floors, bar in nook area, the views are serene and can be enjoyed in every room in the unit! There is a formal dining room, 2 large bedrooms, walk in closet in the primary with a 5 piece en suite. There is a 3 piece washroom with vessel mount sink. The kitchen has built in stove top, oven - high end appliances. Behind the kitchen is a pantry, laundry and additional storage! These South



facing units are extremely desirable in this complex with views unmatched! This is truly a one of a kind opportunity to be in this coveted location!!

Built in 1982

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2102105    |
| Price          | \$774,900   |
| Sold Price     | \$750,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,491       |
| Acres          | 0.00        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 702, 318 26 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S2T9                |

### **Amenities**

|                |                                                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Fitness Center, Indoor Pool, Party Room, Pool, Sauna, Secured Parking, Service Elevator(s), Visitor Parking |
| Parking Spaces | 1                                                                                                                                                                      |
| Parking        | Guest, Other, Parkade, Stall, Underground                                                                                                                              |

### **Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, Granite Counters, No Animal |
|-------------------|------------------------------------------------------------------------|

|              |                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------|
|              | Home, No Smoking Home                                                                                 |
| Appliances   | Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                                |
| Cooling      | None                                                                                                  |
| # of Stories | 16                                                                                                    |
| Basement     | None                                                                                                  |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Garden, Tennis Court(s) |
| Roof              | Tar/Gravel              |
| Construction      | Brick, Concrete         |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2024 |
| Date Sold      | May 3rd, 2024      |
| Days on Market | 75                 |
| Zoning         | M-H2               |
| HOA Fees       | 0.00               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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