

# \$1,400,000 - 1204, 228 26 Avenue Sw, Calgary

MLS® #A2126727

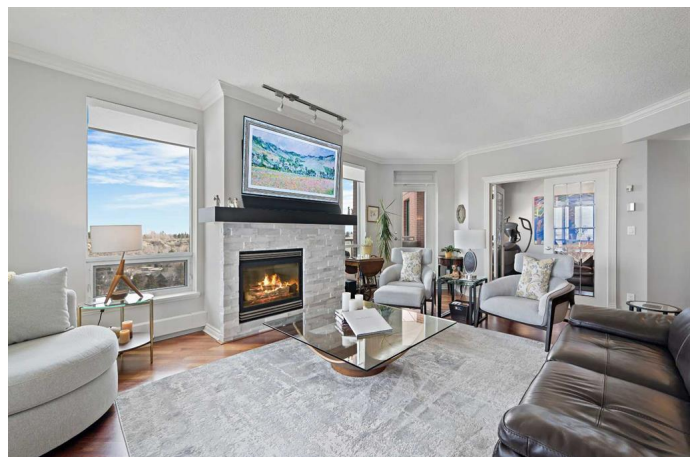
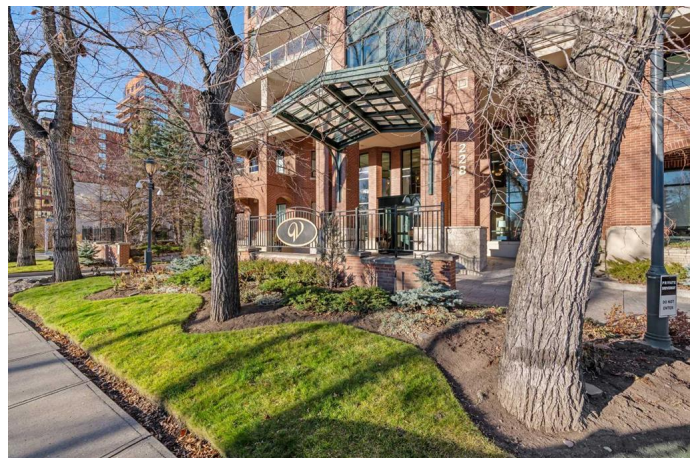
**\$1,400,000**

2 Bedroom, 2.00 Bathroom, 1,651 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to The Grandview - Luxurious Urban Living with Stunning Views in Mission-Roxboro. Indulge in the epitome of contemporary elegance with this executive condo boasting breathtaking vistas of Mission & Roxboro, overlooking the serene Elbow River park & pathways. From the moment you step inside, prepare to be captivated by the seamless blend of modern design & unparalleled comfort. This exquisite residence features two bedrooms plus a den, ideal for those seeking versatile living spaces. Two baths, including an ensuite, ensure convenience & privacy. While in-suite storage gives you room for your belongings, 2 additional parkade storage rooms further compliments your needs. This unit has two parking stalls. The heart of the home is the beautiful large kitchen, adorned with quartz countertops & featuring a quartz waterfall, tiled floor, stainless steel appliances, offering plenty of workspace for culinary endeavors. Natural light floods through the large windows, illuminating the space. The open-concept layout seamlessly connects the kitchen, dining room, & living room, creating an ideal environment for entertaining or simply unwinding in style. Beautiful Brazilian wood floors & a feature fireplace adds warmth & ambiance to the living area, creating a cozy retreat on cooler evenings. Discover the flexibility of an additional den/flex room, perfect for a home office or exercise space. Second bedroom is also a flex room that comes



complete with a unique Murphy bed / desk for added convenience. Step outside onto one of two balconies & soak in the stunning vistas spanning 270 degrees to the northwest, north, northeast, east & south. Enjoy the outdoor courtyard with a BBQ to hold summer outdoor events. This secured building offers peace of mind with 24-hour concierge service, secured underground parkade with car wash facility. Pets are welcome with board permission, making this the perfect home for your furry companions. Conveniently located just a 5-minute walk from 4th Street SW shopping, restaurants/bars, a 10-minute walk to the vibrant 17th Ave Red Mile, you'll never be far from entertainment & amenities. A vigorous & short walk to the downtown core puts you in to the office or malls in 20 minutes or less. With nearby access to major thoroughfares, public transit, including the Erlton LRT station, makes commuting a breeze. MNP Community & Sports Centre is but a short hop, skip & jump away when you need that adrenaline rush from a work out or hop on your bike to pedal the hundreds of kilometers on Calgary's bike paths. Experience the pinnacle of urban living in this meticulously maintained condo, where every detail has been thoughtfully curated for your comfort & enjoyment. Don't miss your chance to make this your new home sweet home. Schedule your private showing today!

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2126727    |
| Price          | \$1,400,000 |
| Sold Price     | \$1,350,000 |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,651       |

|            |             |
|------------|-------------|
| Acres      | 0.00        |
| Year Built | 2000        |
| Type       | Residential |
| Sub-Type   | Apartment   |
| Style      | Apartment   |
| Status     | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1204, 228 26 Avenue Sw |
| Subdivision | Mission                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2S 3C6                |

### Amenities

|                |                                                                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Clubhouse, Elevator(s), Guest Suite, Party Room, Secured Parking, Storage, Visitor Parking                                                                                                           |
| Parking Spaces | 2                                                                                                                                                                                                                               |
| Parking        | Additional Parking, Assigned, Concrete Driveway, Covered, Electric Gate, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Heated Driveway, Heated Garage, Insulated, Parkade, Secured, Stall, Titled, Underground |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, French Door, High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                 |
| Heating           | Baseboard, Natural Gas                                                                                                                        |
| Cooling           | Central Air                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                             |
| Fireplaces        | Gas, Glass Doors, Living Room                                                                                                                 |
| # of Stories      | 16                                                                                                                                            |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Construction      | Brick, Concrete, Mixed, Stucco   |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 27th, 2024  
Date Sold                        May 13th, 2024  
Days on Market                16  
Zoning                            M-H2  
HOA Fees                        0.00

**Listing Details**

Listing Office                    Royal LePage Solutions

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