

\$1,200,000 - 806, 318 26 Avenue Sw, Calgary

MLS® #A2138725

\$1,200,000

2 Bedroom, 2.00 Bathroom, 1,781 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Exceptional Value to Experience the epitome of luxury living in one of Mission's most prestigious buildings, RIVERSTONE. Enjoy the security of having the most friendly 24 hour concierge service in Calgary, security monitoring the building and parking area, indoor swimming pool, fitness room, tennis courts, and more! The BRAND NEW and spacious 1780 SQ FT interior features Herringbone Hardwood floors, designer lighting, Wine Room through a Glass Door, Automation Installed for Electronic Blinds & Master Curtain, Wet Bar with Glass Rinser, new state-of-the-art HVAC with dedicated humidification. Surrounded by windows, the space is filled with natural light from the south. Two bedroom, 2 bath with a large living room boasting a decorative electric fireplace, dining room and a state-of-the-art kitchen. Complete redone, the kitchen is finished with Custom Cabinetry with Shaker Style doors, 3 cm Quartz throughout with full height quartz backsplash, Undermount Kitchen Lighting, Custom Panel JENNAIR appliances with Obsidian Interior, Induction CookTop, 42 Inch Fridge/Freezer, Drawer Microwave, convection built in oven, and a butler's pantry. The bedrooms both have Rainfall Shower (Gold Accented) and Custom California Walk-In Cabinetry in the walk-in closets. The unit includes TWO TITLED Underground parking stalls, in-suite laundry, and a separate storage locker. Tons of visitor parking in the parkade, The building has a no-pet policy. Nestled



across from the Elbow River in Calgary's coveted Mission District, this hidden gem offers unparalleled amenities and convenience. Enjoy immediate access to the city's extensive pathway system, boutique shops, exquisite restaurants, and the esteemed Glencoe Club, among many other attractions.

Built in 1979

Essential Information

MLS® #	A2138725
Price	\$1,200,000
Sold Price	\$1,100,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,781
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	806, 318 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2T9

Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Secured, Underground

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Induction Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	17

Exterior

Exterior Features	None
Construction	Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	August 8th, 2024
Days on Market	63
Zoning	M-H2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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