

\$1,200,000 - 508, 318 26 Avenue Sw, Calgary

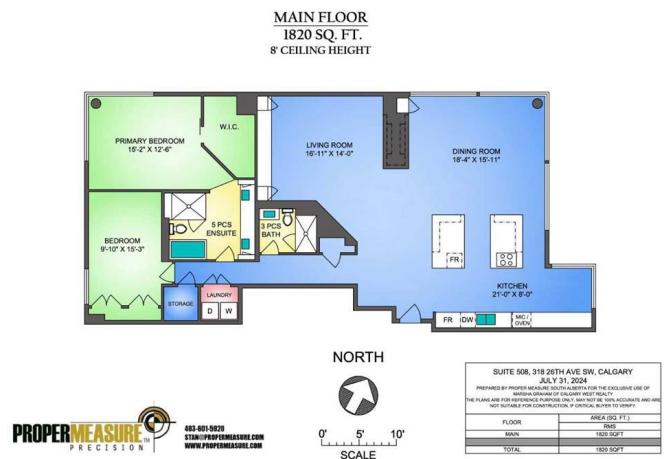
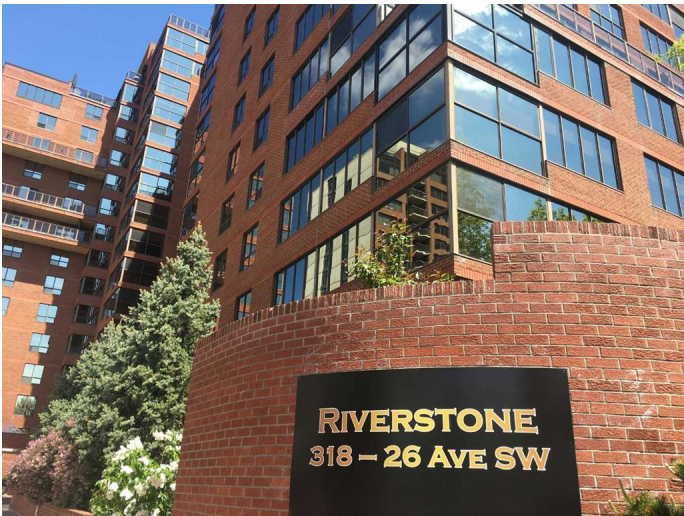
MLS® #A2155574

\$1,200,000

2 Bedroom, 2.00 Bathroom, 1,820 sqft
Residential on 0.00 Acres

Mission, Calgary, Alberta

Move-in ready, this two bedroom and two bath suite offers luxury living and downtown views at Riverstone, located in Calgary’s vibrant and pedestrian friendly Mission District along the Elbow River. This spacious 1820 square suite was designed and transformed by award winning Paul Lavoie Design into a light filled, contemporary, open concept layout supported by a neutral palate. Thoughtful spaces, quality craftsmanship and materials are evident throughout. Highlights include Schenk Cabinetry, plumbing fixtures from Royal Flush, two electric fireplaces, quartz countertops, smooth finish ceilings, large scale tile flooring, custom draperies & blinds, modern decorative and ambient lighting, well placed desk & work space, built-ins such as glass cabinets to showcase art and collectibles, and top-of-the line Miele kitchen appliances. Abundant wall space offers ample opportunity to display artwork. Living at Riverstone is about indoor and outdoor experiences. plus personal services. Being an owner provides the platform to a luxury, inner city lifestyle. Residents have the benefit of 24-hour concierge services, a full time building manager & cleaning staff, and numerous building amenities (private tennis court, spacious patio with 2 BBQ’s, well tended gardens and landscaping, party room with kitchen, card/library room, indoor pool, 2 hot tubs, well equipped fitness studio, visitor parking, and car wash). Two, separately titled underground parking stalls and an assigned



storage locker are included with the property. The location adjacent to the Elbow River provides numerous options for walking & biking, plus a broad range of retail, dining, and entertainment amenities. The suite, building, and community must be experienced in-person. Schedule a viewing with your representative, prepare to be impressed, and move-in autumn 2024!

Built in 1981

Essential Information

MLS® #	A2155574
Price	\$1,200,000
Sold Price	\$1,100,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,820
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	508, 318 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S2T9

Amenities

Amenities	Fitness Center, Community Gardens, Car Wash, Elevator(s), Indoor Pool, Party Room, Sauna, Spa/Hot Tub, Visitor Parking
Parking Spaces	2

Parking	See Remarks, Titled, Underground
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Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Chandelier, Recreation Facilities
Appliances	Built-In Oven, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Built-In Refrigerator, Induction Cooktop
Heating	Baseboard, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Dining Room, Electric
# of Stories	17

Exterior

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

Additional Information

Date Listed	September 5th, 2024
Date Sold	October 2nd, 2024
Days on Market	27
Zoning	M-H2
HOA Fees	0.00

Listing Details

Listing Office	Calgary West Realty
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