



302, 318 26 Avenue SW
Calgary, Alberta

MLS # A2302064



\$745,500

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,586 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Views, Waterfront		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,335
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

Luxury Living in the Heart of Mission. One of the most iconic riverfront properties. Riverstone offers you high end luxury with world class amenities. Steps to 4st, the Elbow River and all of the best inner-city living has to offer, with restaurants, shopping, parks and health facilities. This unique unit offers fantastic unobstructed direct views of the Elbow River, and tennis courts giving you the feel of an immersive and calm lifestyle, while enjoying the easy access to all services. The east morning sun, and all day south sunlight makes this a bright jubilant 1586 square feet of curated living space. Recently renovated and available for a July possession. Updates include Engineered oak flooring, new custom white kitchen, with all stainless steel appliances. A large corner Island overlooking the Large living and dining rooms. A gorgeous Nook area with floor to ceiling windows, overlooking the river and tennis courts to the south and south east. A Formal Dining area for special occasions. A large spacious great room, which is flooded with natural light throughout the day. The fantastic master suite will immerse you with morning sun and full corner floor to ceiling windows with city views to the north. A Large ensuite featuring Italian tile and Quartz counters. Lots of closet space equivalent to a full walk in surround the south and west wall of the primary. A large second bedroom and separate main full bath with shower. Immaculately maintained, with a modern clean update. Riverstone has updated all the incredible on site facilities, including the indoor pool, hot tubs, all new gym equipment and tennis courts overlooking the river. There is a bbq sun deck area, and a huge party room and library for the exclusive use of the residents. 24 hour concierge and security. One of the best units and floorplans in the building, which includes one storage locker and titled underground

parking. Truly a unique lifestyle property.