



203, 137 26 Avenue SW
Calgary, Alberta

MLS # A2306961



\$1,149,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,224 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Owned, Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fan Coil, Natural Gas	Water:	-
Floors:	Hardwood, Marble, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,794
Basement:	None	LLD:	-
Exterior:	See Remarks, Stone	Zoning:	M-H2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Suite 203 at The River, one of Calgary's most prestigious luxury condominium residences. This exclusive boutique building offers just 38 private residences, delivering exceptional living with full-time concierge and security, a fitness centre, guest suite, and an unrivaled location along the Elbow River in the heart of vibrant Mission. This beautifully appointed 1-bedroom + den residence offers 1,223 sq. ft. of refined living space, thoughtfully designed to balance sophistication, comfort, and functionality. The spacious den provides a versatile retreat—ideal for a home office, reading lounge, or accommodating overnight guests—adding both flexibility and practicality to the floor plan. The chef-inspired kitchen features custom cabinetry, Sub-Zero and Wolf appliances, a wine fridge, and an oversized island perfect for both everyday living and entertaining. The elegant living room is warm and inviting, centered around a stunning gas fireplace that creates the perfect setting for quiet evenings or intimate gatherings. A built-in desk and powder room complete the main living area. The private primary bedroom serves as a peaceful retreat, complete with a spacious custom closet and a spa-inspired ensuite with double sinks designed for ultimate comfort and privacy. Perfect for those seeking a lock-and-leave lifestyle, this residence also includes two titled parking stalls, secure underground parking, guest suite access, and 24/7 concierge service. Surrounded by scenic river pathways, award-winning restaurants, boutique shopping, cafés, galleries, and just minutes from downtown Calgary, this home offers the perfect blend of luxury, nature, and urban convenience. A rare opportunity to own in one of Calgary's most exclusive and sought-after boutique luxury condominium.