



GRASSROOTS
REALTY GROUP

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507, 318 26 Avenue SW
Calgary, Alberta

MLS # A2307098



\$749,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,662 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,428
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Ready for quick occupancy, this beautifully renovated residence in The Riverstone offers a sophisticated, open concept layout with clean design + excellent functionality. Open concept plan with a fabulous chef's kitchen, fully renovated in 2021, featuring sleek lines, generous workspace + ample storage. Entertaining is easy with this space as it is open into the very spacious living room. Expansive windows fill the home with natural light + showcase lovely views of the river + pathway. Maple hardwood flooring throughout + a neutral palette. The primary bedroom is very generous, complete with a sitting area, large dressing room with built-ins + a luxury spa-inspired ensuite which was fully renovated in 2024. Additional features include two titled parking stalls + access to bike storage. The Riverstone offers a full-service lifestyle with 24-hour security/concierge, social room, car wash, swimming pool, gym + tennis court. Positioned just off 4th Street SW, one of Calgary's most vibrant + walkable commercial corridors, you're surrounded by a dynamic mix of top restaurants, cafes, boutiques + everyday amenities, all contributing to an energetic, urban lifestyle just minutes from the downtown core.