



GRASSROOTS
REALTY GROUP

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704, 318 26 Avenue SW
Calgary, Alberta

MLS # A2309474



\$835,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,633 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,475
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Dry Bar, Elevator, Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, Soaking Tub, Storage

Inclusions: N/A

Welcome to The Riverstone, one of Calgary's most prestigious and sought-after residences. Perfectly situated in the heart of Mission, this premier Southeast corner unit is bathed in direct morning light and offers unobstructed, day-long views of the Elbow River, the peaks of the Rocky Mountains, and the scenic valley pathways. This expansive, thoughtfully designed home has been completely renovated and is offered in turn-key condition. No expense was spared during the transformation, evidenced by custom integrated built-ins found in every room and hallway. The custom kitchen features a custom cabinetry package topped with quartz counters and a high-end appliance suite, including a Sub-Zero refrigerator, Wolf electric cooktop, Thermador ovens and hood fan, and an Asko laundry set. Beyond the unit itself, residents enjoy some of the finest amenities in the city: 24-hour concierge and security, full fitness centre, swimming pool, two hot tubs, and two saunas, social rooms, a library, and a car wash, outdoor garden plots and a full-sized tennis court. The property includes two titled parking stalls and a large assigned storage room conveniently located on the same level. Positioned just off 4th Street SW, you are steps away from Calgary's most vibrant boutiques, cafes, and award-winning restaurants, offering an energetic urban lifestyle just minutes from the downtown core. Some photos are virtually staged.