



202, 220 26 Avenue SW  
Calgary, Alberta

MLS # A2317514

**\$480,000**



<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 937
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

OPEN HOUSE SUN JUNE 14TH 11-1. Tucked alongside the Elbow River in sought-after RiversEdge, this beautifully updated residence offers a rare combination of space, privacy, and walkable inner-city living. With over 1,220 square feet, this corner unit is surrounded by windows on three sides, capturing sunlight throughout the day and showcasing views of the river pathways, parkland, and a charming heritage building. Designed for both everyday comfort and effortless entertaining, the open living and dining areas flow seamlessly together. The renovated kitchen features timeless white cabinetry, quartz countertops, a large island with seating, and exceptional storage including a generous pantry. The flexible floor plan includes two spacious bedrooms, two full bathrooms, and a space that is ideal for a home office. Warm luxury vinyl plank flooring and a fireplace add character and comfort throughout. One of the home's most distinctive features is its outdoor living space. Two oversized private balconies provide multiple places to relax and enjoy the surroundings—from peaceful river views and pathway activity to quiet sunsets overlooking the park. Additional highlights include a large heated underground parking stall suitable for a full-size vehicle, substantial in-suite storage, and a separate storage locker. The welcoming central courtyard creates a sense of community while maintaining the privacy of the building. Step outside and enjoy direct access to Calgary's extensive pathway network, with the shops, cafés, restaurants, and vibrant atmosphere of 4th Street just moments away. Offering an exceptional blend of nature and urban convenience, this is a rare opportunity to enjoy one of Calgary's most desirable riverfront lifestyles.