



**GRASSROOTS**  
REALTY GROUP

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507, 318 26 Avenue SW  
Calgary, Alberta

MLS # A2318334



**\$724,900**

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

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,428
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.