



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

705, 318 26 Avenue SW
Calgary, Alberta

MLS # A2335991



\$619,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,382 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Marble, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,304
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Open House Saturday, August 15 and Sunday, August 16 from 2:00-4:00

Welcome to Riverstone, ideally located in the heart of Calgary's vibrant Mission community. Offering over 1380 sq. ft. of comfortable living space, this one bedroom, two bathroom residence enjoys beautiful southwest views and an abundance of natural light. This well maintained home features a neutral colour palette and generous proportions, providing a comfortable foundation for it's next owner. The thoughtfully designed layout offers plenty of space for relaxed living and entertaining. Two titled parking stalls (tandem) add value and everyday convenience. Riverstone is renowned for it's outstanding amenities including pickle ball/tennis courts, a pool, sauna, hot tub and a gym, creating an exceptional lifestyle without ever leaving home. With a 24-hour concierge and security there is peace of mind. Step outside and you have access to everything Mission has to offer. River pathways, parks, restaurants, cafes and boutiques are all close at hand with downtown being minutes away. This is a wonderful opportunity to enjoy spacious condominium living in one of Calgary's most desirable buildings with beautiful views, excellent amenities and an unbeatable location.