



GRASSROOTS
REALTY GROUP

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402, 228 26 Avenue SW
Calgary, Alberta

MLS # A2338763



\$1,349,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,237 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 1,394
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Storage cabinets in storage locker.

Completely transformed from the concrete starting back in September 2024, this designer residence at The Grandview reflects an uncompromising commitment to craftsmanship, detail and elevated living. Set among mature trees and overlooking the Elbow River, it offers a private, serene retreat wrapped in expansive windows and natural light, creating a rare connection to nature within one of Calgary's most desirable inner-city locations. The custom kitchen is anchored by a dramatic 10-ft island and finished with leathered natural stone and quartz surfaces, bespoke cabinetry and a curated AGA, Sub-Zero and GE Monogram appliance suite. Thoughtfully designed for both everyday use and elevated entertaining, the kitchen flows seamlessly into a custom bar with integrated Sub-Zero wine refrigeration, enhancing the home's ability to host with ease. The adjoining living room features walnut architectural millwork, bespoke cabinetry, designer lighting and a Modern Flames fireplace, creating a warm, refined atmosphere ideal for relaxation or conversation. A versatile den/library opens to the primary suite, offering flexibility for a library, office, media room or second bedroom. The boutique-style primary suite features a California Closets dressing system with approximately 13 feet of hanging space, integrated lighting and display shelving. A walnut bed feature wall, designer wallpaper and motorized window coverings elevate the sense of quiet luxury. The spa-inspired ensuite includes oversized porcelain tile, heated floors, custom walnut cabinetry, Victoria + Albert vessel sinks, Waterworks fixtures and a Kohler smart toilet. The southwest-facing private patio—approximately 300 sq. ft.—is surrounded by mature trees and oriented toward the Elbow River. Finished with custom tile, contemporary glass surrounds, a professionally

completed ceiling, natural gas outlets, electrical outlets and a water bib, it offers an exceptional outdoor living experience that feels both secluded and connected to the riverfront setting. Mechanical and structural upgrades include new electrical throughout, custom steel beam construction, rerouted sprinklers, dual-zone heating, temperature-controlled A/C, whole-home humidification, Lutron lighting controls, integrated Sonos audio and Paradigm architectural speakers. Additional luxury details include wide-plank engineered hardwood with cork underlay, heated porcelain floors, custom walnut millwork, European-style French doors with custom glass inserts, designer wallpaper and satin-gold hardware. Every element has been selected to create a cohesive, elevated aesthetic that feels both modern and timeless. One underground parking stall and two private storage rooms—including one recently acquired for approximately \$10,000—complete this rare offering. A turnkey, meticulously executed residence in one of Calgary's most coveted riverfront settings, offering exceptional design, modern comfort and a unique treetop perspective above the Elbow River.