



GRASSROOTS
REALTY GROUP

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1702, 228 26 Avenue SW
Calgary, Alberta

MLS # A2345172



\$1,850,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,761 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	2
Garage:	Guest, Owned, Parkade, Side By Side, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,795
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)

Inclusions: N/A

A PENTHOUSE WITH A VIEW — and a floor plan that feels more like a private residence than a condominium. Perched high above the city with sweeping views across Calgary's skyline and surrounding neighbourhoods, this beautifully appointed penthouse offers approximately 1,761 sq. ft. of sophisticated, light-filled living space plus an exceptional balcony space offering 300 degree views. From the moment you enter, the scale of the home is immediately apparent. Expansive windows capture the views from virtually every principal room, while herringbone hardwood, extensive custom millwork, crown mouldings and thoughtfully integrated cabinetry give the residence a timeless elegance. The generous living room is centred around a gas fireplace with beautifully detailed built-ins and offers an inviting setting for both entertaining and quiet evenings at home. A substantial kitchen featuring an abundance of cabinetry, granite countertops and an oversized island providing plenty of preparation space and casual seating. It flows easily into the dining room, where floor-to-ceiling glass turns the city skyline into the backdrop for dinner. Beyond, an extraordinary glass-roofed sunroom creates one of the home's most memorable spaces — surrounded by windows and positioned to take full advantage of the panoramic downtown views. The private primary retreat is remarkable in both scale and outlook. Multiple walls of windows fill the bedroom with natural light and far-reaching views, while an enormous walk-in closet and approximately gracious five-piece ensuite complete a suite rarely found in condominium living. A separate den/office provides a quiet and versatile space away from the main living areas, complemented by a three-piece bathroom, generous in-suite laundry and excellent storage throughout. Plenty of exterior space

can be found on the East and West side of the residence, offering an extraordinary extension of the interior and multiple vantage points from which to enjoy the city and sky. Located in one of Calgary's most coveted residential buildings along the river's edge, this is a rare opportunity to enjoy an established, prestigious address while being immersed in one of the city's most vibrant and walkable neighbourhoods. Step outside and you are immediately connected to the river pathways and the heart of Mission, with an outstanding collection of restaurants, caf  s, bakeries, boutiques and everyday conveniences just a short stroll from home. Whether it's morning coffee, dinner at a favourite neighbourhood restaurant, a walk along the river or an evening out on 4th Street, this is a location that makes it remarkably easy to leave the car behind and simply enjoy the city. Spacious, sophisticated and wonderfully private, this is penthouse living without compromise — the proportions of a traditional home, the ease of a premier condominium lifestyle, spectacular views and one of Calgary's most desirable neighbourhoods waiting just outside your door.