



GRASSROOTS
REALTY GROUP

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501, 318 26 Avenue SW
Calgary, Alberta

MLS # A2349366



\$429,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,169 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Guest, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 1,156
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Built-in Features, Closet Organizers, French Door, Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Soaking Tub		
Inclusions:	None		

With 24-hour front desk concierge staff and an on-site manager to help with any issues you might have, this is an entry-level opportunity at the Riverstone, one of Mission's most prestigious addresses. From the moment you pull up to the front entrance of this exclusive riverside residence, you will be impressed. The building is meticulously maintained with extensive upgrades throughout. Superbly located along the Elbow River, this property offers convenient access to an extensive route of bike and walking paths, as well as the prestigious Glenco Club. For those relaxing weekend afternoons, you have walking-distance proximity to a large array of coffee shops, restaurants and bistros. This 5th-floor unit features 2 bedrooms and 2 full bathrooms, with a West-facing view overlooking a lovely green rooftop terrace next door. Its main living area is large and inviting with loads of decorating potential. Upgrades include newer mocha-toned laminate flooring, wide baseboards, fresh paint, and refaced kitchen cabinets with white quartz countertops. The indoor swimming pool is a gorgeous, bright, open lounging area. Additional features include a hot tub, sauna, showers, a full gym, a library and a social room for special events when you want to host colleagues, friends or family and need the extra space. You also have the convenience of an on-site car wash and Tennis Courts. Also included is one titled parking space, extra, fully enclosed assigned storage and visitor parking. Your Condominium fees include every amenity you might need, with the convenience of never having to leave home!