

# \$799,900 - 1205, 318 26 Avenue Sw, Calgary

MLS® #A2196418

**\$799,900**

1 Bedroom, 2.00 Bathroom, 1,373 sqft

Residential on 0.00 Acres

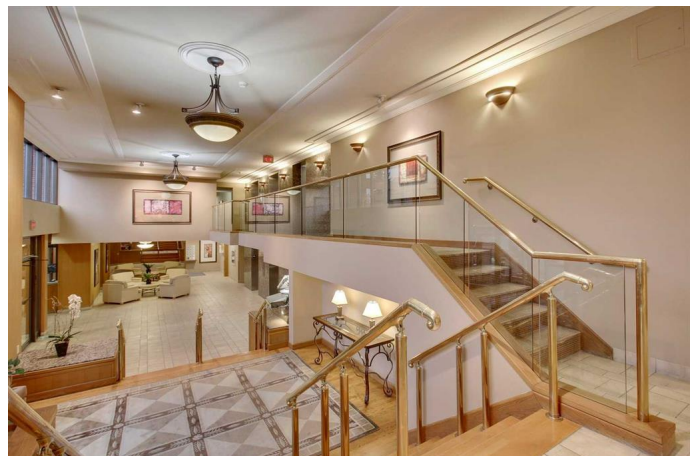
Mission, Calgary, Alberta

Stunning Mountain + River views from this southwest facing open concept sprawling one level condo in the Riverstone. This is a beautiful one bedroom unit with floor to ceiling windows with views from all spaces, large rooms + loads of natural light. Spacious entrance welcomes you. Large living + dining rooms which are roomy for gathering of guests for dinner parties + entertaining. Beautiful full wall of built in millwork including bookshelves + storage. Gorgeous kitchen with huge island, large pantry, quartz countertops, professional appliances + ample storage. The primary bedroom is substantial in size with corner nook ideal for desk/computer area + with pretty views large 5 piece ensuite with soaker tub, dual vanities + walk in shower with bench seat. Ensuite laundry + additional storage, underground parking stall + storage locker. 24 hour security/concierge, social room, car wash, swimming pool, gym + tennis court . Walk to shopping + restaurants of 4th street, Glencoe Club + downtown. Enjoy the views + the lifestyle of being on Calgary's pathway system, across from the river pathway system.

Built in 1981

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2196418  |
| Price    | \$799,900 |
| Bedrooms | 1         |



|                |                |
|----------------|----------------|
| Bathrooms      | 2.00           |
| Full Baths     | 1              |
| Half Baths     | 1              |
| Square Footage | 1,373          |
| Acres          | 0.00           |
| Year Built     | 1981           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1205, 318 26 Avenue Sw |
| Subdivision | Mission                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2S 2T9                |

### Amenities

|                |                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Recreation Room, Secured Parking, Snow Removal, Visitor Parking, Car Wash, Indoor Pool, Party Room, Racquet Courts, Spa/Hot Tub, Storage |
| Parking Spaces | 1                                                                                                                                                                     |
| Parking        | Stall                                                                                                                                                                 |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Built-in Features                        |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Induction Cooktop |
| Heating           | Natural Gas, Hot Water                                                                                 |
| Cooling           | Central Air                                                                                            |
| # of Stories      | 17                                                                                                     |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 55                  |
| Zoning         | M-H2                |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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