

# \$850,000 - 606, 318 26 Avenue Sw, Calgary

MLS® #A2210202

**\$850,000**

2 Bedroom, 2.00 Bathroom, 1,794 sqft

Residential on 0.00 Acres

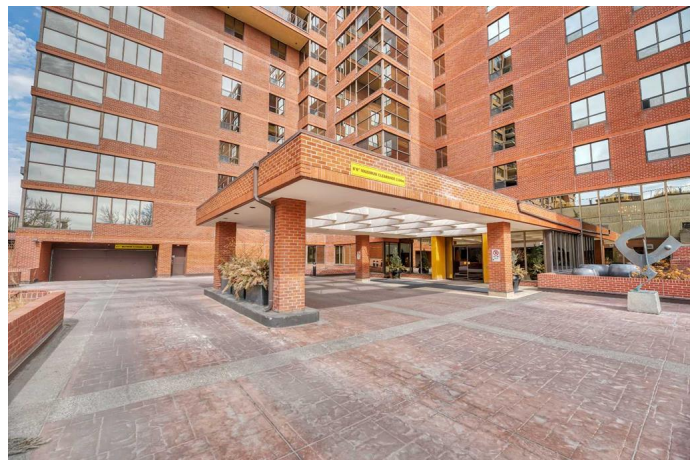
Mission, Calgary, Alberta

Welcome to Suite #606 at the prestigious Riverstone – a distinguished address nestled along the serene banks of the Elbow River in the heart of Mission, SW Calgary. This exquisite northeast corner residence spans an impressive 1,794 square feet, offering an elevated urban lifestyle with unparalleled panoramic views of both the vibrant city skyline and the tranquil river below.

Thoughtfully designed, the home features two spacious bedrooms, two spa-inspired bathrooms, two secure underground parking stalls, and a large private storage locker – ensuring both comfort and convenience.

Meticulously upgraded, the suite is adorned with rich hardwood flooring, central air conditioning, and a modernized kitchen outfitted with newer stainless steel appliances, perfect for the culinary enthusiast. The in-suite laundry is equipped with updated appliances, and the newer plush carpeting in the bedrooms and hallway add warmth and luxury underfoot. Residents of Riverstone enjoy an array of world-class amenities including a full-time concierge, indoor pool, two hot tubs, two saunas, fitness centre/gym, library, tennis courts, party room with full kitchen, and more – all designed to complement your lifestyle.

A car wash bay and underground visitor parking in the secured, heated parkade complete the picture. Just steps from Mission’s renowned restaurants, caf s, shops, and the scenic Elbow River pathways, this is an exceptionally rare offering in one of



Calgaryâ€™s most coveted communities.  
Donâ€™t miss your chance to own this  
Riverstone property! Schedule your private  
showing now.

Built in 1981

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210202          |
| Price          | \$850,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,794             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 606, 318 26 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 2T9               |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Indoor Pool, Other, Parking, Party Room, Racquet Courts, Recreation Room, Sauna, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash, Visitor Parking, Pool, Recreation Facilities |
| Parking Spaces | 2  |
| Parking        | Guest, Heated Garage, Insulated, Parkade, Titled, Underground, Enclosed, Owned, See Remarks, Secured   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Elevator, Laminate Counters, No Animal Home, Recreation Facilities, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Sauna |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings   |
| Heating           | Hot Water, Natural Gas  |
| Cooling           | Central Air, Full   |
| # of Stories      | 16  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Barbecue, Other, Storage, Tennis Court(s) |
| Construction      | Brick, Concrete                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 11              |
| Zoning         | M-H2            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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