# \$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 54

Zoning M-H2

# **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.