



**GRASSROOTS**  
REALTY GROUP

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902, 318 26 Avenue SW  
Calgary, Alberta

MLS # A2219084



**\$799,988**

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,489 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,307
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to Riverstone, a prestigious, amenity rich complex in the heart of Mission, running adjacent the Elbow River & pathway system. This rare south, southeast & northeast facing end unit was taken down to the studs in 2021 for a complete remodel, including all new kitchen, bathrooms, flooring, paint & fixtures. The unit offers nearly 1500 sq ft, 2 bedrooms, 2 bathrooms, laundry, den, huge living space and exceptional views of the Elbow River from your dining area. Enjoy the security of having the most friendly 24 hour concierge service in Calgary, security monitoring the building and parking area, indoor pool & hot tubs, fitness room, change rooms with sauna, a library, social room, tennis courts & car wash. The building is impeccably maintained with recent renovations to the pool & hot tub, all new fitness room & equipment & changerooms . Separate storage unit, titled underground parking & plenty of visitor parking. Enjoy immediate access to exquisite shops, high end dining & the prominent Glencoe Club just a few short blocks away.