



GRASSROOTS
REALTY GROUP

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201, 228 26 Avenue SW
Calgary, Alberta

MLS # A2234057



\$699,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,292 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,395
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

Bright & spacious 2 bedroom, 2 bath corner unit in the prestigious Grandview building, offering partial river views & nearly 1300 sq ft of living space! The open, airy plan with 10' ceilings is perfect for entertaining & presents a living room anchored by a feature fireplace, casual dining area & kitchen that's tastefully finished with granite counter tops & plenty of storage space. The primary bedroom features a large walk-in closet & private 4 piece ensuite with relaxing soaker tub & separate shower. The second bedroom (or den) & 3 piece bath are ideal for guests. Other notable features include convenient in-suite laundry, private balcony with river views, one assigned parking stall & one assigned storage locker. The Grandview also provides superb amenities including a party room with full kitchen & outdoor courtyard with BBQ's & both are great for hosting larger gatherings. Other amenities comprise of 24/7 concierge service, 2 guest suites, visitor parking & car wash. The location is incredibly convenient, steps from Elbow River pathways, walking distance to 4th Street shops, restaurants & cafes & close to MNP Community & Sport Centre, Stampede Park, schools, shopping, public transit & walking distance to downtown.