



GRASSROOTS
REALTY GROUP

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1605, 318 26 Avenue SW
Calgary, Alberta

MLS # A2239619



\$1,100,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,640 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,521
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Walk-In Closet(s)

Inclusions: Wall Mount for the TV, Murphy Bed

OPEN HOUSE. Sat. AUG. 9th. 1:00 p.m. to 3 p.m. **VIEWS! VIEWS! VIEWS!** Your "Nest in the Sky" Awaits. Step into luxury in this exquisite sub-penthouse boasting breathtaking panoramic views of the River Valley, the majestic Rocky Mountains, and Calgary's shimmering City Skyline. Prime Location Ideally situated in the heart of MISSION. Enjoy a short STROLL to vibrant 4th Street with it's cafes & restaurants, the prestigious Glencoe Club, and the scenic River Pathway System. This is inner-city living at its finest with Sun-Drenched Sophistication. The OPEN CONCEPT layout is bathed in natural light from expansive WEST and SOUTH-facing walls of windows. From the Living Room, Dining Area, and Kitchen, enjoy stunning vistas at every turn. The Kitchen offers easy entertaining featuring Island Breakfast bar, Stainless steel appliances + Walk-In Pantry. Rest and Recharge in the spacious Primary Bedroom which accommodates a king-size bed, complemented by a walk-in closet and a 4-piece ensuite. DAY & NIGHT, the downtown views create a truly magical ambiance. Flexible Living Space offered by the charming Second Bedroom with a custom Murphy bed + Bookshelves. In-unit Laundry and dedicated Office space, provide versatility and comfort for modern lifestyles. Outdoor Bliss is yours with one of the RARE private terraces in the building, complete with awning. The perfect sanctuary for your morning coffee or sunset cocktails — all framed by SOUTH & WEST mountain, river and skyline views. Convenience at Its Best Includes Two Titled, underground parking stalls (Side by Side) and an assigned storage locker. Riverstone is a prestige, meticulously maintained building, which features an Exceptional roster of Amenities: 24/7 Concierge & full-time Building Manager, Indoor pool with Hot tub & Saunas, Tennis Court,

Fully-equipped Fitness, Library/Games room & Party Lounge with Kitchen, Heated Underground Visitor Parking & Car Wash Station, plus a Strong reserve fund and professional management. Live Where Calgary Comes Alive! Nestled in one of the city's most desirable communities.