



GRASSROOTS
REALTY GROUP

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105, 220 26 Avenue SW
Calgary, Alberta

MLS # A2274211



\$499,999

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,208 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 937
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

This beautiful home sits Riverfront on the banks of the Elbow River with a 250 sq ft patio. The fully renovated suite has 2 bedrooms and 2 bathrooms plus an office and plenty of storage. This home features windows on 3 sides of the unit and has custom blinds. The open kitchen includes kitchen aid appliances and a water filtration system. The open den/office is perfect for work space or library. The both bathrooms have in floor heat and are spacious. The dining room can accommodate a full family dining room for 8 and living area looks onto river and paths. Cosy evenings can be spent by the fire or on your private enormous entertaining size patio. Patio would be a gardeners dream without the maintenance of a yard. This lock and leave building is quietly understated in the heart of mission close to all amenities and surrounded by nature. Homes like this rarely come available. The master bedroom has a walk in closet and ensuite with its own back patio for fresh air. Secondary bedroom is a fantastic space for guests or family. This is a very secure and well kept building with friendly residents. WALK EVERYWHERE-safeway, shoppers, dollarstore, restaurants, bakeries, Glencoe club, MNP centre and all bike paths and more! Sit and relax everyday on the river or waddle down to the beach in the summer. This feels like HOME.