



**GRASSROOTS**  
REALTY GROUP

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201, 220 26 Avenue SW  
Calgary, Alberta

MLS # A2280137



**\$450,000**

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,137 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Ceramic Tile, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 879
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** wall units in primary bedroom, additional closet in second bedroom.

Welcome to this beautifully upgraded Mission condo with stunning, year-round views of the Elbow River. Offering just under 1,200 sq. ft. of well-designed living space, this home perfectly blends nature and urban convenience with river pathways, shops, and restaurants just steps away. The chef inspired kitchen features stainless steel appliances, a statement range hood, separate appliance tower, granite and quartz countertops, and ample custom storage, all with views of the river. Warm hardwood flooring runs throughout the unit. Two spacious bedrooms easily accommodate king size beds, complemented by two fully updated bathrooms. Recent custom closet organizers, excellent maintenance, and move-in-ready condition complete the home. The well managed building showcases classic mid-century modern charm and includes secured underground parking and a separate storage locker.