



902, 318 26 Avenue SW  
Calgary, Alberta

MLS # A2295895



**\$824,988**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,498 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,307
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Recreation Facilities, Sauna, Storage		

**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 underwent a complete remodel in 2021, including all new kitchen, bathrooms, flooring, paint & fixtures. The unit offers nearly 1500 sq ft, 2 bedrooms, 2 bathrooms, laundry, den, large open concept living & dining space, and exceptional views of the Elbow River. 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, renovated hallways throughout. 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. Opportunities like this for a good size floorplan, well managed building in an exceptional community, do not come up often.