



**501, 318 26 Avenue SW  
Calgary, Alberta**

**MLS # A2298984**



**\$560,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Guest, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,056
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, French Door, Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Soaking Tub

**Inclusions:** Two Breakfast Bar Tables

From the moment you pull up to the front entrance of this exclusive riverside residence, you will be impressed. The building is meticulously maintained with extensive upgrades throughout. Superbly located along the Elbow River with immediate access to an extensive route of bike and walking paths, as well as the prestigious Glenco Club, there are no disappointments here. For those lazy weekend afternoons, there is a large array of coffee shops, restaurants and bistros all within a comfortable walking distance. The unit itself is on the 5th floor. Its features include 2 bedrooms and 2 bathrooms, with a West-facing view overlooking a lovely green rooftop terrace. Its main living area is large and inviting with loads of decorating potential. Upgrades include newer mocha-colored laminate flooring, wide baseboards, fresh paint, refaced kitchen cabinets with white quartz countertops.... The indoor swimming pool is a gorgeous, bright, open lounging area. Additional features include a hot tub, a sauna, showers, a full gym, a library and a social room for those times when you want to host colleagues, friends or family for special occasions. You also have the convenience of an on-site car wash and Tennis Courts. Also included is one titled parking space, extra, fully enclosed assigned storage and visitor parking. This is a fabulous opportunity to move into the Riverstone at an entrance level