

# \$799,900 - 1205, 318 26 Avenue Sw, Calgary

MLS® #A2196418

**\$799,900**

1 Bedroom, 2.00 Bathroom, 1,373 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Stunning Mountain + River views from this southwest facing open concept sprawling one level condo in the Riverstone. This is a beautiful one bedroom unit with floor to ceiling windows with views from all spaces, large rooms + loads of natural light. Spacious entrance welcomes you. Large living + dining rooms which are roomy for gathering of guests for dinner parties + entertaining. Beautiful full wall of built in millwork including bookshelves + storage. Gorgeous kitchen with huge island, large pantry, quartz countertops, professional appliances + ample storage. The primary bedroom is substantial in size with corner nook ideal for desk/computer area + with pretty views large 5 piece ensuite with soaker tub, dual vanities + walk in shower with bench seat. Ensuite laundry + additional storage, underground parking stall + storage locker. 24 hour security/concierge, social room, car wash, swimming pool, gym + tennis court . Walk to shopping + restaurants of 4th street, Glencoe Club + downtown. Enjoy the views + the lifestyle of being on Calgary's pathway system, across from the river pathway system.

Built in 1981

## Essential Information

MLS® #	A2196418
Price	\$799,900
Bedrooms	1



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,373
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	1205, 318 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2T9

### **Amenities**

Amenities	Elevator(s), Fitness Center, Recreation Room, Secured Parking, Snow Removal, Visitor Parking, Car Wash, Indoor Pool, Party Room, Racquet Courts, Spa/Hot Tub, Storage
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Built-in Features
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Induction Cooktop
Heating	Natural Gas, Hot Water
Cooling	Central Air
# of Stories	17

### **Exterior**

Exterior Features	None
Roof	Tar/Gravel
Construction	Brick, Concrete

## **Additional Information**

Date Listed February 24th, 2025

Days on Market 55

Zoning M-H2

## **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.