

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

### **Interior**

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Hot Water, Natural Gas
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	37
Zoning	M-H2

## **Listing Details**

Listing Office	Real Estate Professionals Inc.
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