

# \$899,980 - 902, 318 26 Avenue Sw, Calgary

MLS® #A2189878

**\$899,980**

2 Bedroom, 2.00 Bathroom, 1,489 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

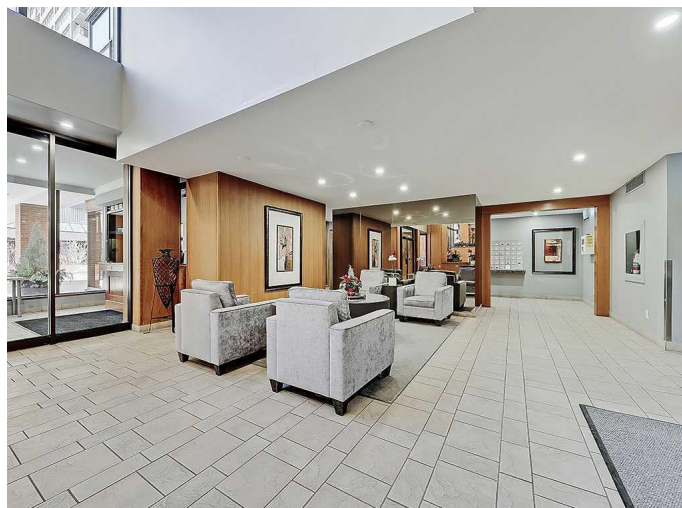
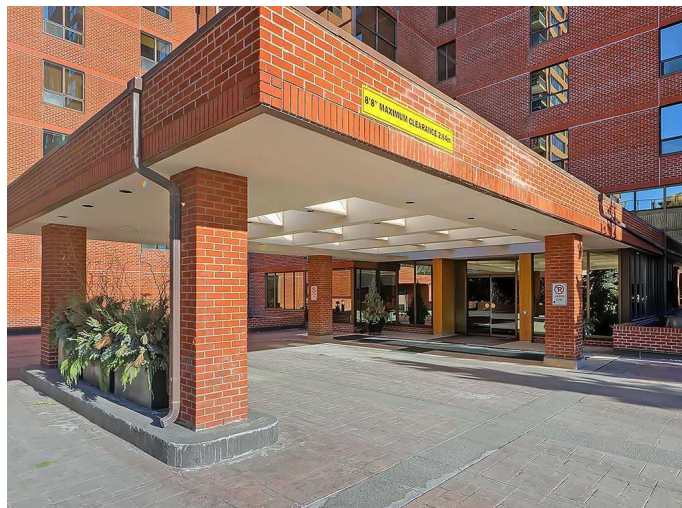
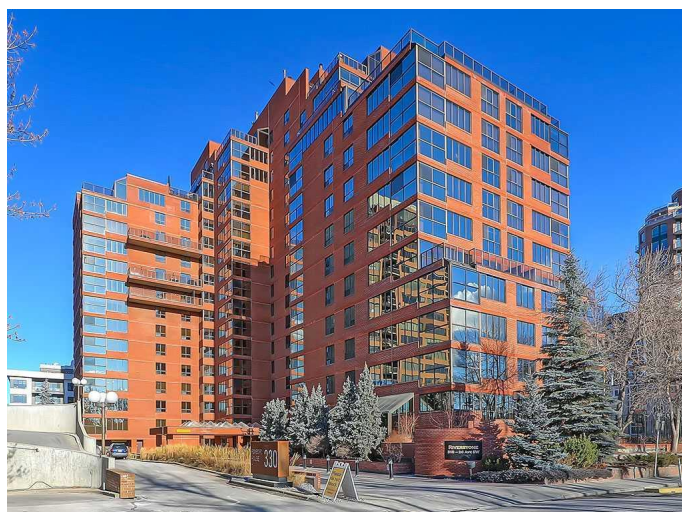
Superb value in the Riverstone, a prestigious, amenity rich complex in the heart of Mission, running adjacent the Elbow River & pathway system. This rare south, southeast & northeast facing end unit was taken down to the concrete in 2021 for a complete remodel, including all new kitchen, bathrooms, flooring, paint & fixtures. The unit offers nearly 1500 sq ft, 2 bedrooms, 2 bathrooms, laundry, den, huge living space and exceptional views of the Elbow River from your dining area. 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 & change rooms . 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 do not come up often, so take advantage of the only unit currently for sale in the building.

Built in 1982

## Essential Information

MLS® #                   A2189878

Price                     \$899,980



|                |                |
|----------------|----------------|
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,489          |
| Acres          | 0.00           |
| Year Built     | 1982           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 902, 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, Recreation Room, Sauna, Secured Parking, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Parkade, Titled, Underground, Heated Garage  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer         |
| Heating           | Natural Gas, Hot Water  |
| Cooling           | Central Air   |
| # of Stories      | 16  |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Storage, Courtyard, Tennis Court(s) |
| Construction      | Brick, Concrete                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 96                 |

Zoning

M-H2

## **Listing Details**

Listing Office

RE/MAX Real Estate (Central)

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