



THE
A-TEAM

**RE/MAX
FIRST**

135 26 Avenue #310, Calgary T2S 0M2

MLS®#: **A2131504**

Area: **Mission**

Listing Date: **07/31/24**

List Price: **\$1,375,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **1,236**
Low Sqft:
Ttl Sqft: **1,236**

DOM

49
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Aluminum Siding ,Concrete**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Gas Cooktop,Oven,Range Hood,Warming Drawer,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`9" x 12`9"	Dining Room	Main	10`7" x 9`0"
Kitchen	Main	15`0" x 12`9"	Bedroom - Primary	Main	13`0" x 12`6"
Laundry	Main	7`2" x 7`0"	2pc Bathroom	Main	
4pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee:
\$1,700

Title:
Fee Simple

Zoning:
M-H2

Fee Freq:
Monthly

Legal Desc: **1512908**

Remarks

Pub Rmks: **When only the very best will do...“The River” is Calgary’s undisputed top-luxury-condo destination. An exclusive collection of just 38 residences with incredible amenities including a full-time concierge. Located in Mission, on the banks of the Elbow River and adjacent to the 4th Street Village with top restaurants, bars, cafes, shopping and services. Suite 310 is the smallest unit in the main tower...in the NW corner with easy access to concierge and amenities including the fitness centre. The suite is 1236 square feet with one bedroom, 9’ ceilings, huge windows and a 300+ square foot terrace that runs the full length of the suite. Incredibly high level of finish throughout. Douglas Cridland Interior Design completed some carefully tailored improvements. Bright open-plan including a living space with fireplace and terrace access, a bright dining space with Holly Hunt chandelier, and a chef’s dream kitchen with Downsview cabinetry, Subzero and Wolf appliances, huge island and downtown views. The beautiful primary bedroom offers bespoke paneling and millwork, downtown views, terrace access, a walk-in closet, and a gorgeous marble-clad 4-piece ensuite bath with steam shower. Generous laundry room and a 2-piece powder room. 2 very prime parking stalls with storage rooms at the head of each stall. Guest suite for the building is right next door (offering a 2nd bedroom when you need it). A very rare offering in the best condominium in Calgary...**

Inclusions: **none**
Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123