



THE
A-TEAM

**RE/MAX
FIRST**

318 26 Avenue #508, Calgary T2S2T9

MLS® #: **A2155574**

Area: **Mission**

Listing Date: **09/05/24**

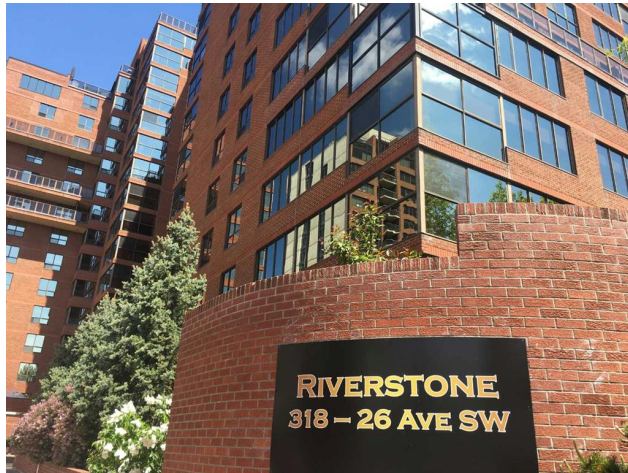
List Price: **\$1,200,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,820**
Low Sqft:
Ttl Sqft: **1,820**

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks,Titled,Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Boiler**
Sewer:
Ext Feat: **Barbecue,Tennis Court(s)**

Construction: **Brick,Concrete**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Induction Cooktop,Microwave,Washer/Dryer,Window Coverings**
Int Feat: **Chandelier,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recreation Facilities**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	21`0" x 15`2"	Dining Room	Main	18`4" x 15`11"
Living Room	Main	16`11" x 14`0"	Bedroom - Primary	Main	15`2" x 12`6"
5pc Ensuite bath	Main	11`6" x 8`11"	Bedroom	Main	9`10" x 15`3"
3pc Bathroom	Main	7`8" x 5`11"	Laundry	Main	5`1" x 4`6"

Legal/Tax/Financial

Condo Fee:
\$1,661

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H2

Legal Desc: **8111843**

Remarks

Pub Rmks: **Move-in ready, this two bedroom and two bath suite offers luxury living and downtown views at Riverstone, located in Calgary's vibrant and pedestrian friendly Mission District along the Elbow River. This spacious 1820 square suite was designed and transformed by award winning Paul Lavoie Design into a light filled, contemporary, open concept layout supported by a neutral palate. Thoughtful spaces, quality craftsmanship and materials are evident throughout. Highlights include Schenk Cabinetry, plumbing fixtures from Royal Flush, two electric fireplaces, quartz countertops, smooth finish ceilings, large scale tile flooring, custom draperies & blinds, modern decorative and ambient lighting, well placed desk & work space, built-ins such as glass cabinets to showcase art and collectibles, and top-of-the line Miele kitchen appliances. Abundant wall space offers ample opportunity to display artwork. Living at Riverstone is about indoor and outdoor experiences. plus personal services. Being an owner provides the platform to a luxury, inner city lifestyle. Residents have the benefit of 24-hour concierge services, a full time building manager & cleaning staff, and numerous building amenities (private tennis court, spacious patio with 2 BBQ's, well tended gardens and landscaping, party room with kitchen, card/library room, indoor pool, 2 hot tubs, well equipped fitness studio, visitor parking, and car wash). Two, separately titled underground parking stalls and an assigned storage locker are included with the property. The location adjacent to the Elbow River provides numerous options for walking & biking, plus a broad range of retail, dining, and entertainment amenities. The suite, building, and community must be experienced in-person. Schedule a viewing with your representative, prepare to be impressed, and move-in autumn 2024!**

Inclusions: **See remarks**
Property Listed By: **Calgary West Realty**

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