



THE
A-TEAM

**RE/MAX
FIRST**

318 26 Avenue #1205, Calgary T2S 2T9

MLS® #: **A2196418**

Area: **Mission**

Listing Date: **02/24/25**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 21-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,373**
Low Sqft:
Ttl Sqft: **1,373**

DOM

50

Layout

Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Apartment-High-Rise**
(5+)

Access:
Lot Feat:
Park Feat:

Stall

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Induction Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|-----------------------|-------------------------|--------------|-----------------------|
| 2pc Bathroom | Main | 6`10" x 8`9" | 5pc Ensuite bath | Main | 11`4" x 14`8" |
| Bedroom | Main | 23`0" x 20`6" | Dining Room | Main | 10`11" x 20`6" |
| Kitchen | Main | 9`4" x 18`2" | Laundry | Main | 5`1" x 6`9" |
| Living Room | Main | 14`11" x 20`7" | Office | Main | 9`1" x 7`2" |

Legal/Tax/Financial

Condo Fee:
\$1,289

Title:
Fee Simple

Zoning:
M-H2

| | | | |
|------------------------------------|---|-----------------------------|---------|
| Legal Desc: | 8111843 | Fee Freq: Monthly | Remarks |
| Pub Rmks: | 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. | | |
| Inclusions: Property Listed By: | Pots for Induction Cooktop Real Estate Professionals Inc. | | |

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









