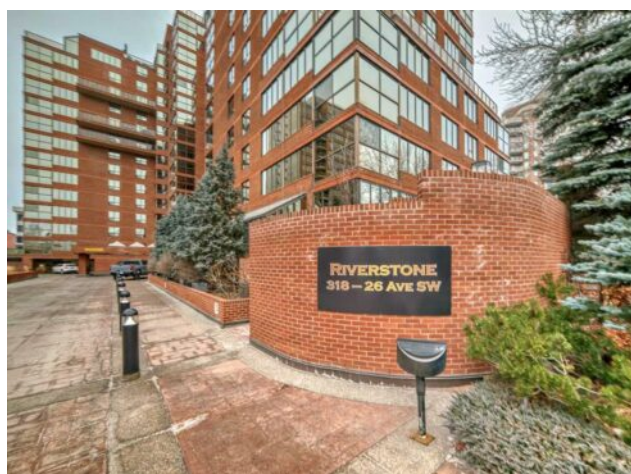


1106, 318 26 Avenue SW  
Calgary, Alberta

MLS # A2191558



## \$1,250,000

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,795 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Unparalleled Luxury in one of Mission's most prestigious high-rise condominiums, the Riverstone! This fully renovated 11th floor 1,794 sq. ft. unit has been deconstructed down to the studs, offering a fully re-designed and move-in ready experience. From the moment you enter, you'll be captivated by the seamless blend of style and functionality. The brand-new Herringbone hardwood flooring, designer lighting, and custom glass-enclosed wine room set the tone for refined living. The space is bathed in natural light from the floor-to-ceiling windows, enhanced by automated blinds and a master curtain system. A brand-new state-of-the-art HVAC system with dedicated humidification ensures year-round comfort. The gourmet kitchen is a chef's dream, featuring custom shaker-style cabinetry, 3cm quartz countertops, full-height quartz backsplash, waterfall center island, and undermount lighting adding a touch of sophistication. High-end JENNAIR appliances, including a 42-inch built-in fridge/freezer, induction cooktop, convection wall oven, drawer microwave, and a butler's pantry, elevate the culinary experience to new heights. The spacious living room with a tiled fireplace and a formal dining area provide the perfect setting for entertaining or relaxing while enjoying the spectacular views from the 11th floor. Both bedrooms offer a sanctuary of luxury, with custom California walk-in closets and spa-inspired bathrooms appointed with elegant rainfall showers accented in gold, high-end fixtures, and sophisticated finishes that create a tranquil retreat. Living in Riverstone means access to unparalleled amenities, including a 24-hour concierge service, monitored security, and a secure underground parkade with two titled parking stalls. Residents can enjoy the indoor swimming pool, hot tub, state-of-the-art fitness center, and private tennis courts, all

within the building. Additionally, there is ample visitor parking and a separate storage locker for convenience. Located directly across from the Elbow River, this hidden gem is surrounded by Calgary's finest offerings. Residents have immediate access to the city's extensive river pathway system, boutique shops, fine dining, and the renowned Glencoe Club. With only four residences on this floor, this unit offers a unique level of privacy in a high-rise setting, not to mention the level of service provided by the Concierge, making you feel welcome as part of the Riverstone family. .