

# \$1,100,000 - 1605, 318 26 Avenue Sw, Calgary

MLS® #A2239619

**\$1,100,000**

2 Bedroom, 2.00 Bathroom, 1,640 sqft

Residential on 0.00 Acres

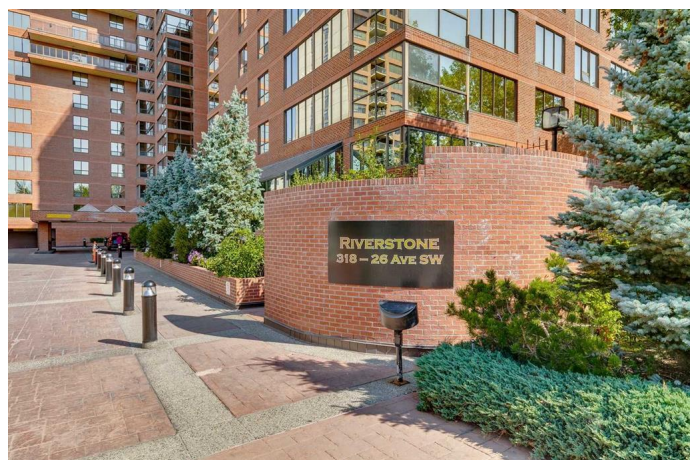
Mission, Calgary, Alberta

\*OPEN HOUSE. Sat. AUG. 9th. 1:00 p.m. to 3 p.m.\* VIEWS! VIEWS! VIEWS! Your "Nest in the Sky" Awaits. Step into luxury in this exquisite sub-penthouse boasting breathtaking panoramic views of the River Valley, the majestic Rocky Mountains, and Calgary's shimmering City Skyline. Prime Location Ideally situated in the heart of MISSION. Enjoy a short STROLL to vibrant 4th Street with its cafes & restaurants, the prestigious Glencoe Club, and the scenic River Pathway System. This is inner-city living at its finest with Sun-Drenched Sophistication.

The OPEN CONCEPT layout is bathed in natural light from expansive WEST and SOUTH-facing walls of windows. From the Living Room, Dining Area, and Kitchen, enjoy stunning vistas at every turn. The Kitchen offers easy entertaining featuring Island Breakfast bar, Stainless steel appliances + Walk-In Pantry. Rest and Recharge in the spacious Primary Bedroom which accommodates a king-size bed, complemented by a walk-in closet and a 4-piece ensuite. DAY & NIGHT, the downtown views create a truly magical ambiance.

Flexible Living Space offered by the charming Second Bedroom with a custom Murphy bed + Bookshelves. In-unit Laundry and dedicated Office space, provide versatility and comfort for modern lifestyles. Outdoor Bliss is yours with

one of the RARE private terraces in the building, complete with awning. The perfect



sanctuary for your morning coffee or sunset cocktails – all framed by SOUTH & WEST mountain, river and skyline views.

Convenience at Its Best Includes Two Titled, underground parking stalls (Side by Side) and an assigned storage locker. Riverstone is a prestige, meticulously maintained building, which features an Exceptional roster of Amenities: 24/7 Concierge & full-time Building Manager, Indoor pool with Hot tub & Saunas, Tennis Court, Fully-equipped Fitness, Library/Games room & Party Lounge with Kitchen, Heated Underground Visitor Parking & Car Wash Station, plus a Strong reserve fund and professional management. Live Where Calgary Comes Alive! Nestled in one of the city's most desirable communities.

Built in 1982

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2239619          |
| Price          | \$1,100,000       |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,640             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1605, 318 26 Avenue Sw |
| Subdivision | Mission                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |

Postal Code T2S 2T9

### Amenities

Amenities Elevator(s), Parking, Picnic Area, Secured Parking, Storage, Visitor Parking, Fitness Center, Indoor Pool, Party Room, Racquet Courts, Sauna, Trash

Parking Spaces 2

Parking Double Garage Attached, Heated Garage, Underground, Parkade

# of Garages 2

### Interior

Interior Features Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Recreation Facilities

Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

Heating Hot Water

Cooling Central Air

# of Stories 17

### Exterior

Exterior Features Balcony, Awning(s)

Construction Brick, Concrete

### Additional Information

Date Listed August 6th, 2025

Days on Market 25

Zoning M-H2

### Listing Details

Listing Office RE/MAX Realty Professionals

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