



## 228 26 Avenue Calgary Alberta

\$850,000

THE BUILDING NAME SAYS IT ALL - GRANDVIEW! This 16th floor two two-bedroom, two-bath, two (titled) parking stall unit offers views of the Elbow River and the downtown lights. The building offers every amenity: 24-hour concierge, visitor parking, 2 guest suites, a wonderful party/meeting room in the historic Lang House, and a private interior courtyard. This suite has been set up with a primary bedroom with an ensuite bath plus a closet with built-ins, a handy craft room (which could be a second bedroom), and a den with loads of bookshelves, filing drawers, and a Murphy Bed! The open plan of the living, dining, and kitchen lend themselves to entertaining. There's a huge balcony that was resurfaced in 2022 which is ideal for summer relaxation looking out at the Elbow River. Titled storage in front of the parking spots too. (id:6769)

Foyer 7.58 Ft x 7.33 Ft

Living room 11.00 Ft x 10.00 Ft

Dining room 12.00 Ft x 11.00 Ft

Kitchen 13.58 Ft x 11.00 Ft

Den 14.83 Ft x 7.67 Ft

Laundry room 8.42 Ft x 7.33 Ft

4pc Bathroom Measurements not available

Bedroom 15.92 Ft x 9.67 Ft

Primary Bedroom 18.58 Ft x 12.25 Ft

3pc Bathroom Measurements not available

Other Measurements not available

Listing Presented By:



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See

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