



## 318 26 Avenue Calgary Alberta

\$675,000

This big beautiful third floor two bedroom two bathroom home has over 1900 sf of executive living space in the prestigious Riverstone complex. Large windows with both South and East exposures, illuminate the huge open concept Living and Dining room space - showcasing views of both the Elbow River and newly updated tennis court. Custom built-ins and rich dark hardwood flooring adds drama to this spacious layout. The kitchen with an 8 ft. long raised breakfast bar (seats 4 comfortably), has granite counter tops and warm maple cabinetry. An over sized walk in pantry with shelving and laundry room with lots of extra storage space are just off the kitchen, as is a lovely less formal kitchen nook overlooking the river. Down the hall is a bedroom and 3 piece guest bath. The primary suite has a walk in closet, a 4 piece bath with granite counter and jacuzzi tub. A cozy reading nook surrounded by windows completes this room. Enjoy the many first class amenities the building has to offer including a party room, card/game room, gym, indoor pool with hot tubs and saunas, car wash, and a tennis court surrounded by a large patio with seating and barbecues for casual entertaining. This unit comes with two Titled tandem underground parking spaces (secure and heated). The front desk provides 24 hour concierge services and the friendly, knowledgeable staff will assist with deliveries. Leave your car at home and stroll along the river paths or visit the many cafes, restaurants and services in the vibrant Mission area. The Glencoe Club is a short walk away and City centre a 3 min. drive. With a bit of updating this special home will offer luxury living at its finest in an amazing walkable inner City location. (id:6769)

3pc Bathroom 8.08 Ft x 6.58 Ft

Dining room 20.08 Ft x 12.00 Ft

4pc Bathroom 8.25 Ft x 9.50 Ft

Kitchen 10.08 Ft x 20.08 Ft

Bedroom 14.17 Ft x 14.33 Ft

Primary Bedroom 20.25 Ft x 20.58 Ft

Breakfast 10.33 Ft x 9.42 Ft

Living room 20.00 Ft x 20.50 Ft

Pantry 8.75 Ft x 5.92 Ft

Laundry room 5.50 Ft x 13.92 Ft

Listing Presented By:



Originally Listed by:  
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