

407, 318 26 Avenue SW  
Calgary, Alberta

MLS # A2283552



## \$849,999

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,572 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Guest, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water, Natural Gas

**Floors:** Ceramic Tile, Hardwood

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

**Inclusions:** European washer/dryer combo

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,429

**LLD:** -

**Zoning:** M-H2

**Utilities:** -

Welcome to Riverstone—one of Calgary’s most prestigious inner city residences, perfectly positioned in the heart of Mission and just steps from the Elbow River. This luxurious 1,572 sq. ft. SW corner unit has over \$300,000 in high-end renovations, thoughtfully crafted by renowned interior designer Douglas Cridland. Showcasing a modern, open concept layout, the home is wrapped in floor to ceiling SW windows that bathe the living and dining areas in natural light while capturing sweeping southwest views. The custom chef’s kitchen is both functional and stunning, featuring premium stainless steel appliances, a farmhouse sink, soft-close cabinetry with dovetail construction, built-ins, a wine fridge, and a striking leather granite island that anchors the space. The spacious primary bedroom, accented by sliding barn doors, includes a beautifully designed ensuite with a walk in shower and a generous walk in closet. A large second bedroom and a well appointed main bath with a shared shower offer flexibility for guests or a home office. Additional upgrades include solid core doors, designer lighting and plumbing fixtures, pot lights, smooth ceilings, and an elegant electric fireplace. Riverstone is a true full-service building, offering 24-hour concierge, a fitness center, swimming pool, visitor parking, car wash bay, and tennis courts. This home delivers exceptional value in Calgary’s upscale condo market—combining luxury, location, and lifestyle in one of the city’s most desirable communities.