

**201, 228 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2234057**



**\$749,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,395
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

Bright & spacious 2 bedroom, 2 bath corner unit in the prestigious Grandview building, offering partial river views & nearly 1300 sq ft of living space! The open, airy plan with 10' ceilings is perfect for entertaining & presents a living room anchored by a feature fireplace, casual dining area & kitchen that's tastefully finished with granite counter tops & plenty of storage space. The primary bedroom features a large walk-in closet & private 4 piece ensuite with relaxing soaker tub & separate shower. The second bedroom (or den) & 3 piece bath are ideal for guests. Other notable features include convenient in-suite laundry, private balcony with river views, one assigned parking stall & one assigned storage locker. The Grandview also provides superb amenities including a party room with full kitchen & outdoor courtyard with BBQ's & both are great for hosting larger gatherings. Other amenities comprise of 24/7 concierge service, 2 guest suites, visitor parking & car wash. The location is incredibly convenient, steps from Elbow River pathways, walking distance to 4th Street shops, restaurants & cafes & close to MNP Community & Sport Centre, Stampede Park, schools, shopping, public transit & walking distance to downtown.