

# \$1,625,000 - 1004, 228 26 Avenue Sw, Calgary

MLS® #A2197199

**\$1,625,000**

2 Bedroom, 2.00 Bathroom, 1,665 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Thinking about downsizing but everything is too small? Welcome to The Grandview, where luxury living meets breathtaking views in the heart of Calgary's Mission neighborhood. This spacious 2 bedroom, 2 bathroom, 2 underground parking stalls plus DEN unit has had a half a million dollar renovation completed by Paul Lavoie Interior Design. Every inch of the unit has been updated. The custom kitchen boasts quartz countertops and top-of-the-line appliances, including brands such as Wolf, Sub-Zero, and Miele, pantry and island creating a chef's haven. All custom cabinets, millwork and closet organizers throughout the condo were completed by Empire Kitchen and Bath. The bright spacious living room has River Valley views from every window, a custom fireplace plus access to 2 huge decks. The dining room features custom built-in storage. The primary suite is a sanctuary of its own featuring downtown views, spacious walk-in closet and luxurious 5 pc master bathroom that includes a huge walk-in shower, double vanities and impressive stand alone tub. The 2nd bedroom is adjacent to the main bathroom. The den has a built-in desk and storage plus lots of flex space for a home gym. Enjoy beautiful engineered hardwood throughout the main living area. Other features include: Full laundry room with sink, grand foyer, in-suite storage & separate storage room plus Control 4 home automation. The Grandview boasts a range of amenities including The Lang House, a



heritage home perfect for hosting, as well as another party room in the complex with a full kitchen that is great for social gatherings. The outdoor courtyard is great for BBQ's and enjoying nature. Enjoy the best 24/7 concierge service, 2 elevators, 2 guest suites, visitor parking and car wash. The location is second to none...easy walking distance to the endless amenities on 4th street, the Glencoe Club and Safeway. Right outside your front door you have the Elbow River walking path. Don't miss this special opportunity, carefree lock and go living.

Built in 2001

### **Essential Information**

MLS® #	A2197199
Price	\$1,625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,665
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	1004, 228 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3C6

### **Amenities**

Amenities	Party Room, Storage
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Parking Spaces	2
Parking	Heated Garage, Parkade, Titled, Underground

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven
Heating	Baseboard, Natural Gas, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	16

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	45
Zoning	M-H2

## Listing Details

Listing Office	RE/MAX House of Real Estate
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