



1004, 228 26 Avenue SW Calgary, Alberta

MLS # A2227593



\$1,599,000

Division: Mission Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 1,665 sq.ft. Age: 2001 (24 yrs old) **Beds:** Baths: Garage: Heated Garage, Parkade, Titled, Underground Lot Size: Lot Feat:

Heating: Water: Baseboard, Hot Water, Natural Gas Sewer: Floors: Ceramic Tile, Hardwood Roof: Condo Fee: \$1.760 **Basement:** LLD: Exterior: Zoning: Brick, Concrete M-H2 Foundation: **Utilities:**

Features: Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, Open Floorplan

Inclusions: Control 4 Home Automation Hardware

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 go living.	. Right outside yo	ur front door you h	nave the Elbow Ri	iver walking path.	Don't miss this s	pecial opportunity,	carefree lock and