

**202, 220 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2301635**



**\$500,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 937
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to RiversEdge—where location and lifestyle meet. This beautifully renovated 2-bedroom, 2-bathroom + den condo offers over 1,220 sq ft of bright, open living space with windows on three sides, flooding the home with natural light from the south, west, and north. Enjoy two large, private balconies—perfect for morning coffee or evening unwinding. The thoughtfully designed open-concept layout features a crisp white kitchen with quartz countertops, island seating, and a generous dining area ideal for entertaining. The versatile den works beautifully as a home office, library, or can easily be enclosed for a cozy guest space. Storage is abundant with a spacious pantry, ample closets, and additional parkade storage. Warm luxury vinyl plank floors, a cozy fireplace, and a large heated underground parking stall (fits a full-size vehicle) complete the package. South balcony over looks river and walking and bike pathways while West windows over look a beautiful quiet park area and heritage building. Central courtyard offers a visit with neighbours. Set just steps from the Elbow River pathways, this home offers an unmatched lifestyle—walk, bike, or relax along the water while still being moments from the restaurants, cafés, shops, and energy of 4th Street. Opportunities like this are rare—this is riverfront living at its finest.