



Calgary-C-Mission  
903 - 228 26 Avenue SW

LP \$ 1,049,000 SP: \$1,000,000  
MLS #: C3598865

Status:	<b>Sold</b>	Type:	Apartment High Rise
DOM:	8	Style:	Single Level Apartment
Rms Abv Gd:	4	Year Built:	2000
Bedrms:	Above: 1/Ttl: 1	Basement:	None
Full/Half Baths:	1/1	Bsmnt Dev:	
Tot Flr SqFt:	1420.85	Total Sq M:	132.0

Rarely do these properties come up! Spectacular southwest, river, views & over 1400 square feet of luxury living space - custom designed & renovated by Paul Lavoie. Showpiece here is the gourmet kitchen with granite counters, large raised breakfast bar, stainless appliances, custom cabinetry & lighting. Relax & unwind in the nearby living room, complete with brilliant built-ins, lavish gas fireplace and lots of light through the large windows. Main living area also includes beautiful hardwood, 9-ft ceiling, newer paint, carpeting, lighting, appliances, laundry room/den area with travertine flooring & more. Large Master boasts beautiful views off the large balcony, huge walk-in closet + dressing room, new carpet, and elegant 5-pc ensuite spa bath. Full security, concierge services here, party room, Heritage House access, extra storage and your own private wine cellar. Also, heated, underground parking. Executive living with all of the amazing amenities of Mission & 4th Street right at your doorstep.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:04/18/14		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>	
Full Baths:	0	1	0	0	0	0	Occupancy:	Seller	Main:	132.0	1420.85	
Enst Baths:		0	0	0	1	0			Uppr:			
Addl Rms:	Finish Levels: 1						Garage Dim:		AbGd:	132.0	1420.85	
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only					Elem Schl:	Cliff Bungalow	Lowr:			
Fireplace:	Mantle						Middle Schl:	cbe.ab.ca	BIGd:			
Parking:	Underground						High Schl:	Western Canada	Total A.G:	132.0	1,420.85	

Living Room:	5.2x3.2	M	Master Bdrm:	5.4x3.8	M
Dining Room:	2.9x2.9	M	Bedrm 2:		
Kitchen:	3.7x3.5	M	Bedrm 3:		
Family Room:			Bedrm 4:		
Den:			Laundry Room	4.8x1.6	M

Bonus Room:

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Concrete	Heat Type:	Hot Water, Baseboard
Roof:	See Remarks	Heat Fuel:	Natural Gas
Exterior:	Brick, Stucco	Remodel:	
Site Influen:	Corner, Ravine View, View Mountain, River Valley View	Features:	Air Conditioning-Central, Balcony, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Handicap Access, No Animal Home, No Smoking Home, Sprinkler System-Fire, Wall Unit-Air Conditioning-Central, Elevator Passenger, Guest Suite, Handicap Access, Laundry-In-Suite, Party Room, Parking-Visitor, Security Door, Security Personnel, Secured Parking, PETSr, R-COV, UTILR
Goods Incl:	Refrigerators-Two, Dishwasher-Built-In, Garage Opener-1 Control, Oven-Microwave, Oven-Built-In, Stove-Countertop Electric, Garburator, Hood Fan, Window Coverings-All, Vacuum System-Roughed-In, Blinds- Roll Up; Pull Down	Amenities:	
Warranty:	None	Restrict:	
Front Exposure:	S	Goods Excl:	

Prop Class:	Condo	Condo/HOA:	Condo: \$1,017	HOA:
Condo Name:	The Grandview	Condo/HOA Incl:		
Prk Encl/TTL:	/1 Desc: heated	Caretaker,Heat,Insurance for Common Areas,Professional Management,Reserve Fund Contributions,Exterior Maintenance,Landscape and Snow Removal,Security Personnel Full Time		
Reg Size:	159 Incl: Interior Above Grade Wall Thickness Storage Area Indoor Parking Stall			

Total Lot M2:	2400.0	Lot Dimen:	
Frontage:		Lot Shape:	
Depth:		Zoning:	M-H2
Conform:	Cnform Yr:	Front Expos:	S

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 4,988 - 2013	Local Improve	