

\$1,298,000 - 310, 135 26 Avenue Sw, Calgary

MLS® #A2249025

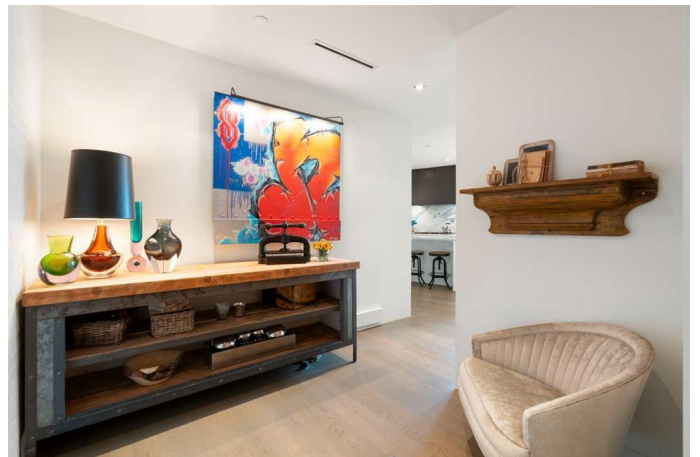
\$1,298,000

1 Bedroom, 2.00 Bathroom, 1,228 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

When only the very best will do! Welcome to The River, Calgary's most prestigious residential address. This boutique development of just 38 residences offers unmatched luxury, a full-time concierge/security, fitness centre, a guest suite, and an unbeatable setting along the Elbow River. Located in the heart of Mission, this residence is more than a home—it's a lifestyle. Mission is one of Calgary's most vibrant, walkable communities, where tree-lined streets meet an abundance of cafes, award-winning restaurants, boutique shops, galleries, and cultural attractions. The river pathways are just outside your door, perfect for biking, walking, or simply enjoying the natural beauty of the waterfront—all while being minutes to downtown. Suite 310 is a one-of-a-kind residence of 1,228 sq. ft. with almost 300+ sq. ft. private terrace that runs the full length of the home. Designed by renowned Douglas Cridland, the interiors offers \$400,000 in upgrades that embrace a bespoke Industrial Chic aesthetic with custom millwork, designer finishes, and authentic vintage details. Every upgrade was carefully chosen to enhance functionality, beauty, and ease of living. The open-concept design features high ceilings, expansive windows with city views, and seamless indoor-outdoor flow. A custom display wall anchors the living room, warmed by a gas fireplace. The chef's kitchen showcases Downsview cabinetry, Sub-Zero and Wolf appliances, a wine fridge, and an



oversized island designed for entertaining. Dining is enhanced with tailored millwork and a Holly Hunt chandelier. The primary suite feels like a luxury retreat with bespoke wall paneling, a fully customized walk-in closet, and a marble-clad ensuite with steam shower and double vanity. Further conveniences include a stylish powder room, oversized laundry room with built-ins and sink, and abundant custom storage throughout. The terrace has been fully redesigned into two distinct outdoor living spaces, each with privacy screens, vintage industrial accents, and teak benches with hidden storage. A rare heated pea-gravel section even offers pet-friendly ease in the winter. These spaces extend your living area year-round, combining beauty with practicality—ideal for those seeking a lock-and-leave lifestyle. Additional highlights: 2 titled parking stalls, both near the elevator, each with a dedicated storage room (one enclosed, one open with custom shelving), shared guest suite for easy hosting, 24/7 concierge, secured parking, and low-maintenance living—perfect for frequent travellers or those splitting time between homes. This residence blends award-winning design with the natural beauty of the riverfront and the vibrancy of Mission’s urban lifestyle. A rare opportunity to live in Calgary’s premier luxury condominium.

Built in 2015

Essential Information

MLS® #	A2249025
Price	\$1,298,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,228

Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	310, 135 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0M2

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Visitor Parking, Garbage Chute
Parking Spaces	2
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Oven, Range Hood, Warming Drawer, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	15

Exterior

Exterior Features	Balcony, Garden, Lighting, Dog Run
Roof	Membrane, Other
Construction	Concrete, Metal Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2025
Days on Market	7
Zoning	M-H2

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.