

330 26 Avenue #1108, Calgary T2S 2T3

MLS® #: **A2138627** Area: **Mission** Listing **06/07/24** List Price: **\$750,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$35k, 25-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1977**

Finished Floor Area
 Abv Sqft: **1,463**
 Low Sqft:
 Ttl Sqft: **1,463**

DOM

113
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Views
 Parkade,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony,Garden**

Construction: **Brick,Concrete**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Dishwasher,Refrigerator,Stove(s),Window Coverings,Wine Refrigerator**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	23`0" x 12`2"	Kitchen	Main	9`11" x 9`11"
Dining Room	Main	11`11" x 9`10"	Bedroom - Primary	Main	14`10" x 11`9"
3pc Bathroom	Main	6`11" x 6`10"	Bedroom	Main	15`1" x 10`6"
Foyer	Main	7`6" x 7`1"	Den	Main	16`2" x 9`7"
Storage	Main	6`0" x 3`9"	3pc Bathroom	Main	11`7" x 9`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,288

Fee Simple

C-COR1 f4.5h46

Fee Freq:

Monthly

Legal Desc: 7810681

Remarks

Pub Rmks: **Exceptional views from the SW corner! Beautifully maintained with over 1,400 sq ft, this apartment-style condo in Mission offers a luxurious living experience with two bedrooms, a den, two full baths, and two underground parking stalls. Situated on the coveted southwest corner of Roxboro House, it boasts unobstructed views of the Elbow River, South Hill, and the Rocky Mountains. The home is recently renovated and elegantly appointed with new carpets and a modern white kitchen with ample cabinet and counter space. The open-concept living and dining rooms are adorned with wall-to-wall windows that provide abundant natural light and breathtaking river views. Off the living area as a balcony to enjoy the summer sun. The unit features central air-conditioning, in-suite laundry, a spacious west-facing master bedroom with an ensuite, and a generous second bedroom. The den, with built-in bookshelves, can easily accommodate a Murphy bed to double as another guest bedroom. You may enjoy the convenience of an assigned oversized double tandem parking space on the third floor of the parkade and a storage locker in the basement. Roxboro House amenities include an indoor swimming pool, whirlpool, sauna, exercise room, workshop, party rooms, a 4th-floor rooftop courtyard with barbecues and gazebos, and 24/7 concierge/security. The prime location offers easy access to Elbow River walking paths, Safeway for groceries right across the street as well as all of 4th Street's coffee shops, restaurants, shopping, and transit.**

Inclusions: NA
Property Listed By: Century 21 Masters

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









