



THE
A-TEAM

**RE/MAX
FIRST**

330 26 Avenue #301, Calgary T2S 2T3

MLS®#: **A2156229**

Area: **Mission**

Listing Date: **08/09/24**

List Price: **\$475,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1978**

Finished Floor Area

Abv Sqft: **1,474**
Low Sqft:
Ttl Sqft: **1,474**

DOM

40
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Oversized,Parkade,Stall

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Courtyard,Storage**

Construction: **Concrete**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Elevator,Granite Counters,Natural Woodwork,No Animal Home,No Smoking Home,Pantry,Recreation Facilities,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	23`0" x 12`2"	Dining Room	Main	11`11" x 9`10"
Kitchen With Eating Area	Main	9`11" x 9`7"	Den	Main	15`9" x 10`4"
Bedroom - Primary	Main	14`8" x 11`11"	Bedroom	Main	15`1" x 10`10"
4pc Ensuite bath	Main	7`0" x 6`9"	3pc Bathroom	Main	9`0" x 5`7"
Storage	Main	5`9" x 4`0"	Laundry	Main	5`3" x 2`8"

Legal/Tax/Financial

Condo Fee:
\$1,289

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-COR1 f4.5h46

Legal Desc: **7810681**

Remarks

Pub Rmks: **Welcome to classic elegance and charm! Quiet, private bungalow condo in prestigious Roxboro House. TWO bedrooms, TWO full bathrooms, ONE distinctive address with a city VIEW. Spacious floorplan with welcoming entryway and generous coat closets. The custom kitchen, just a few steps into the condo, has neutral cabinetry and abundant cabinet space. The appliances are "hidden" behind beautifully crafted panels. The dining room can be made private with a frosted glass pocket door! Elegant idea! The living room boasts roomy seating areas for tv watching or relaxing, watching the world go by from the large bright windows. Down the hall you'll find the main bathroom with double size walk-in tile shower and upgraded countertops. This room contains full size Bosch washer/dryer. A den right across the hall could be set up as a third (guest) bedroom with a sofabed and then, when guests leave, could be used as a craft area, reading room or office space. The primary bedroom is plenty large enough for a king size bedroom set. Double closets have additional shelving and a convenient 4 piece ensuite bath. It's clean, bright and well maintained with tiled floors, upgraded tub and tiled surround. When you look out of the oversize window to the right side, you can see the mature trees along the river, the walking path and activity of the neighborhood. On this same floor, just down the hallway is the games room with a snooker/pool table, big screen tv, card tables and a library. Just one floor up is the amazing PRIVATE fourth floor garden patio, a one of a kind amenity in the entire city. There's a BBQ here for your use. Make sure you visit the 4th floor, it will take your breath away. The complex contains a swimming pool, hot tub and sauna on the main floor. In fact, when you drive up to the front door, you will see this area to your left through the large windows. The parking stall #137 is on this same level and no need to get into the elevator to access your car. In fact, the lobby is only 2 floors down and the stairway provides quick and easy access to and from the suite, you'll never have to use the elevators! Storage lockers are in a secure space in the basement level as well as a workshop and exercise room. If you'd rather exercise outside, the Elbow River and walking paths are just outside the main doors. The "Fourth Street" ambiance boasts quality restaurants, upscale wine, pharmacy and specialty stores. The "Lilac Festival" occurs here once a year. Guest suite on main floor. Quite simply, a quality of life like no other. Vacant and ready to be your next home! Please note that some photos are virtually staged. Realtors, please see member comments.**

Inclusions:
Property Listed By: **NOTE: appliances arrear to be in working condition but not warranted to be so. Sold where-is-as-is RE/MAX Real Estate (Central)**

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