



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**330 26 Avenue #805, Calgary T2S 2T3**

MLS® #: **A2165667**      Area: **Mission**      Listing Date: **09/13/24**      List Price: **\$429,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **1,238**  
 Low Sqft:  
 Ttl Sqft: **1,238**

DOM

**6**

Layout

Beds: **1 (1 )**  
 Baths: **1.5 (1 1)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Soaking Tub, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 8`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 7`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>18`5" x 11`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 9`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`6" x 5`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 9`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`5" x 12`2"</b>	<b>Office</b>	<b>Main</b>	<b>11`6" x 10`3"</b>
<b>Storage</b>	<b>Main</b>	<b>4`11" x 14`2"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$1,038**

**Fee Simple**

**C-COR1 f4.5h46**

Fee Freq:

**Monthly**

Legal Desc:

**7810681**

Remarks

Pub Rmks:

**Welcome to the esteemed Roxboro House! This beautiful building is perched on the banks of the Elbow River offering extensive walking paths and also situated in Mission, a hub of shopping and well noted restaurants. A stone's throw from the Stampede grounds. Enjoy this 1238 square foot, 1 bedroom and den suite on the 8 th floor. This property has been lovingly cared for and ready for you to re-imagine it's beauty. You can greet your guests in the large foyer to start, then invite them into the bright living room with floor to ceiling north facing windows. This L shaped space includes a lovely area for your dining room with two built-in floor to ceiling buffet / cabinets. The kitchen is well appointed with up to date appliances, plentiful cabinets, a pantry cupboard and separate eating bar. Down the hall, with access also from the living room is the den which is large enough to accommodate a pull-out couch for guests (or a murphy bed). The den includes additional custom cabinetry and overlooks the balcony. There is a lovely 2 piece bathroom, complete with laundry, across the hall from the den. Down a little further and you will enter the king sized primary bedroom. Large furniture? No problem, this room is massive and is completed by two double closets and another custom cabinet. This space is finished off with a 4 piece ensuite. Bring your own creative ideas on how you can bring this much loved home to life! Roxboro House also offers a multitude of amenities including an indoor pool and hot tub, sauna, fitness area, card room, workshop, a guest suite and a beautiful expansive patio area that includes a barbeque for residents. Get to know your neighbours at social events; coffee party, wine and cheese and the book club A storage locker is also included with this wonderful home as well as parking in the heated parkade. Security is top notch here with personnel on duty 24/7. Don't miss this opportunity to live your best life at Roxboro House!**

Inclusions:

**N/A**

Property Listed By:

**eXp Realty**

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











805-330 26 Ave SW, Calgary, AB



Main Floor Exterior Area 1303.09 sq ft  
Interior Area 1226.11 sq ft



PREPARED: 2024/09/11



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.