

330 26 Avenue #1503, Calgary T2S2T3

MLS®#: **A2171518** Area: **Mission** Listing Date: **10/10/24** List Price: **\$500,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 18-Nov** 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:

Stall,Underground

Finished Floor Area

Abv Sqft: **1,237**
 Low Sqft:
 Ttl Sqft: **1,237**

DOM

43
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Microwave,Range Hood,Refrigerator,Washer,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`0" x 14`0"	Kitchen	Main	16`7" x 10`8"
Dining Room	Main	11`10" x 8`0"	Bedroom - Primary	Main	18`3" x 11`4"
Walk-In Closet	Main	10`11" x 5`0"	Walk-In Closet	Main	6`2" x 5`8"
4pc Ensuite bath	Main	7`4" x 6`9"	Foyer	Main	10`1" x 5`6"
Storage	Main	5`6" x 4`2"	Den	Main	14`11" x 9`8"
2pc Bathroom	Main	9`3" x 7`4"			

Legal/Tax/Financial

Condo Fee:
\$1,077

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-COR1

Legal Desc: **7810681**

Remarks

Pub Rmks: **Welcome to Roxboro House, where this oversized one-bedroom plus den offers stunning 15th-floor downtown views from its expansive picture window. The thoughtfully designed open floor plan seamlessly connects the foyer, living room, kitchen, and dining area, creating an inviting space for both daily living and entertaining. The separate den features built-in cabinetry and overlooks the balcony. With a Murphy bed, built-ins, a closet, and a work area, it can easily serve as a guest bedroom or home office. The kitchen boasts granite countertops, a large island, and maple cabinetry, complemented by high-end stainless steel appliances from Subzero and Bosch. Additional features include a large walk-in pantry and a beautiful open balcony. Roxboro House offers an exceptional range of amenities, including an indoor pool, hot tub, sauna, and a fully equipped fitness center. Residents can enjoy a games room with a pool table, card tables, and a big screen TV, as well as a party room, library, and convenient bicycle storage. The building also features a fourth-floor private garden patio complete with a BBQ, providing a unique outdoor space for relaxation and entertaining. Additional amenities include a workshop and exercise room on the lower level, visitor parking, and the convenience of 24-hour concierge service. These features contribute to the unparalleled lifestyle in one of Mission's most sought-after buildings.**

Inclusions: **NA**
Property Listed By: **Century 21 Masters**

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







