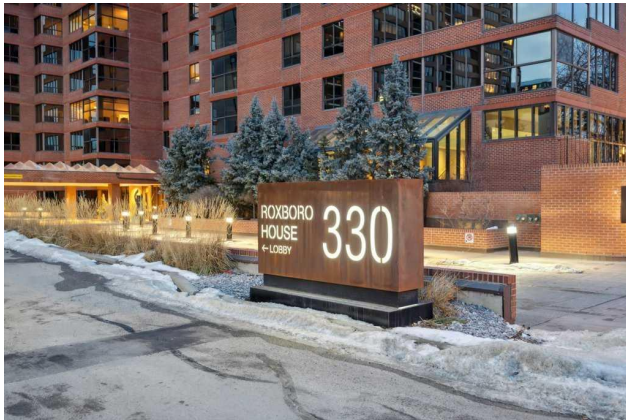


330 26 Avenue #805, Calgary T2S 2T3

MLS® #: **A2183288** Area: **Mission** Listing Date: **12/12/24** List Price: **\$525,000**
 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:

Finished Floor Area
 Abv Sqft: **1,135**
 Low Sqft:
 Ttl Sqft: **1,135**

DOM
9
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Views**
Heated Garage, Parkade, Underground

Utilities and Features

Roof:
 Heating: **Baseboard, Hot Water**
 Sewer:
 Ext Feat: **Courtyard**
 Construction: **Brick**
 Flooring: **Laminate, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Built-in Features, Chandelier, Open Floorplan, Soaking Tub, Storage**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------------|-----------------------|-------------------------|-------------|-----------------------|
| Kitchen | Main | 11`10" x 9`6" | Dining Room | Main | 11`11" x 9`10" |
| Living Room | Main | 18`3" x 12`2" | Storage | Main | 5`1" x 14`1" |
| Bedroom - Primary | Main | 17`11" x 11`5" | Bedroom | Main | 11`1" x 9`8" |
| 3pc Bathroom | Main | 0`0" x 0`0" | 4pc Ensuite bath | Main | 0`0" x 0`0" |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,038

Fee Simple

C-COR1

Fee Freq:

Monthly

Legal Desc:

7810681

Remarks

Pub Rmks:

Beautifully renovated and updated, this 2 bedroom, 2 bathroom unit with downtown views is sure to impress! Unsurpassable inner-city location that is perfect for any lifestyle. Just steps to lively 4th Street and trendy 17th Ave and within walking distance to the tranquil river pathways, Stamped Park, Erlton LRT Station and the MNP Sports Centre. Then come home to a quiet retreat. The perfectly opened-up floor plan is stylish and bright with designer finishes and a neutral colour pallet. The entire back wall is windows streaming in natural light and framing downtown views. No need to worry that all the sunlight will overheat the unit thanks to central air conditioning! Culinary creativity is inspired in the stunning kitchen featuring loads of crisp white cabinets, stainless steel appliances, elegant lighting, and a breakfast bar on the peninsula island to casually gather. Host larger events in the adjacent dining room lit with a stunning Palm Springs lucite chandelier, and bordered with large built-ins to hide away lesser-used items. Clear sightlines into the living room are perfect for maintaining conversations while relaxing at home or having guests over. Enjoy summer barbeques and time spent unwinding on the covered balcony with the city lights as the breathtaking backdrop. The primary bedroom is huge with ample space for king-sized furniture. Dual closets lead to the gorgeously updated 4-piece ensuite that will leave you feeling spoiled daily. Clever built-ins add to the versatility of the second bedroom ideally located across the hall from the updated main bathroom with a walk-in shower and convenient in-suite laundry. An exceedingly spacious storage room is great for hiding away seasonal items or is even large enough for a hobby space. The amenity-rich Roxboro House is highly sought after due to its exceptional amenities including an indoor pool, a hot tub, a sauna, a well-equipped fitness room, a games room, a library, a workshop, a garden patio, underground parking and much more. 24-hour concierge ensures no more lost packages! Unparalleled amenities, incredible location and a renovated move-in ready 2 bedroom unit - this trifecta doesn't come along often! Your perfect urban sanctuary awaits, come see it for yourself!

Inclusions:

None

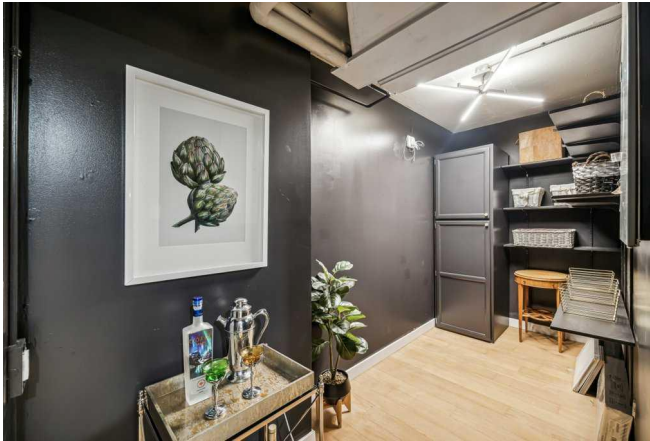
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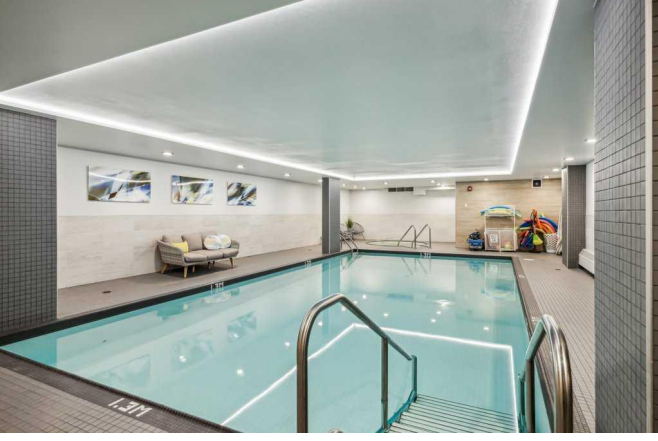
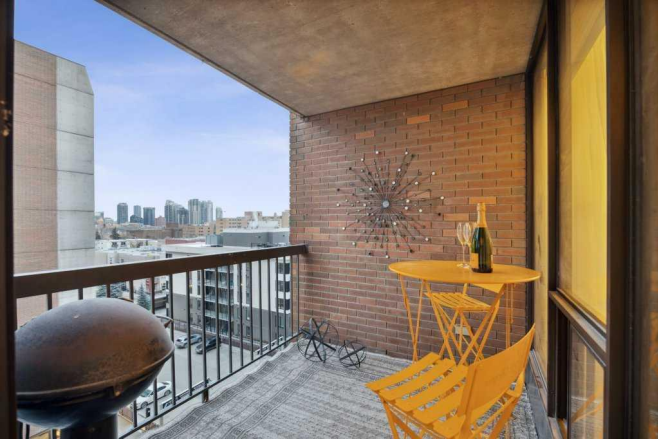
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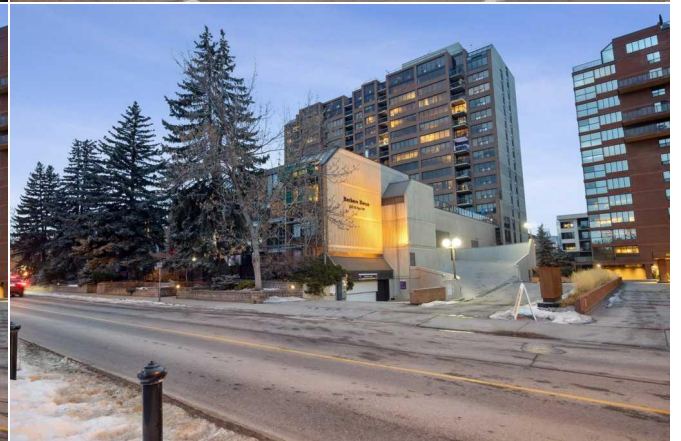
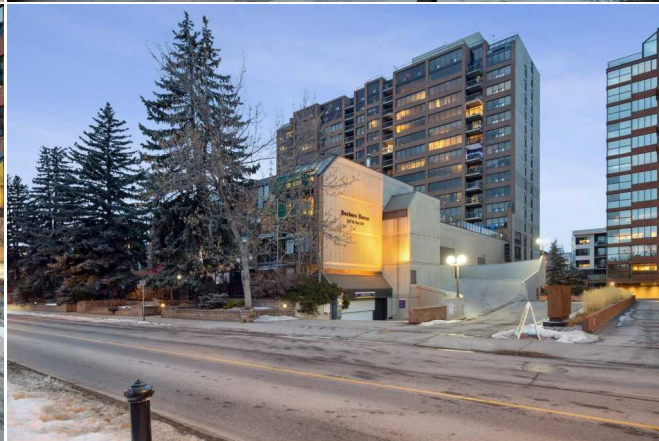
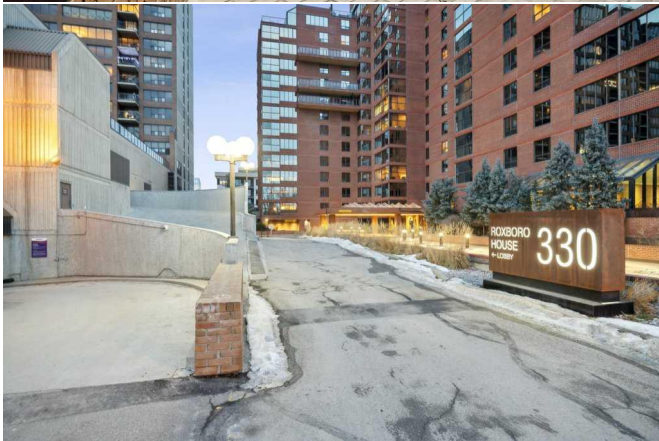
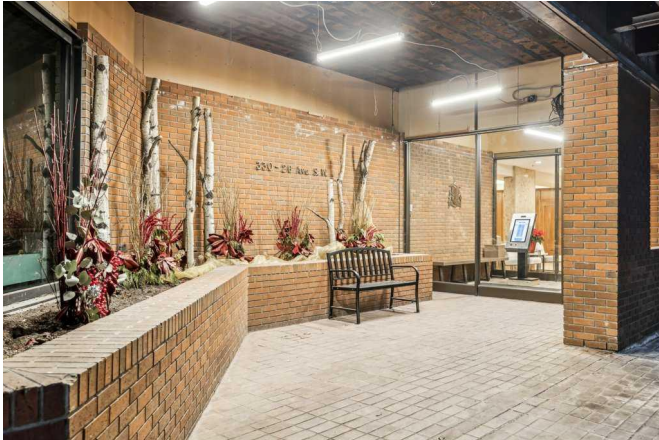
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











805-330 26 Ave SW, Calgary, AB

Main Floor
Exterior Area 1221.85 sq ft
Interior Area 1155.89 sq ft
Excluded Area 54.17 sq ft



PREPARED 2024/12/12



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