

\$449,900 - 604, 330 26 Avenue Sw, Calgary

MLS® #A2112284

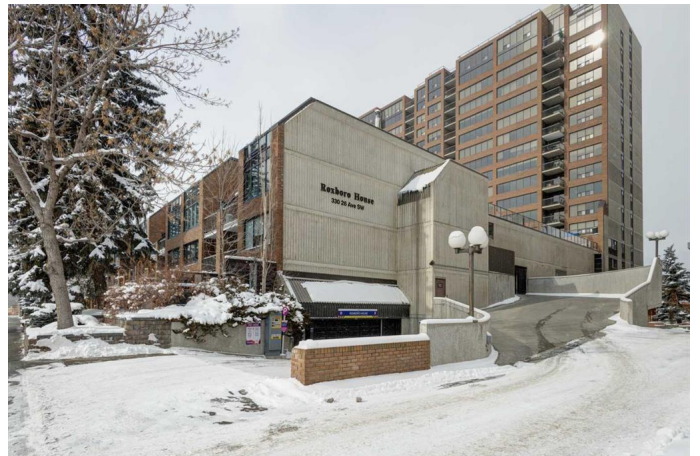
\$449,900

1 Bedroom, 2.00 Bathroom, 1,230 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to Roxboro House, located in the Mission District, one of Calgary's most sought after inner-city multifamily locations. South exposure with immaculate grounds, unobstructed and breathtaking views of Elbow Park, Riverdale, Elbow River and the Rocky Mountains. Just steps from the Elbow River pathway system, 4th Street promenade with an abundance of quality inner-city amenities, well-established Shops, Restaurants, Cafes, Art Galleries and the Safeway Supermarket chain. If walking or riding are your thing, nature is at your doorstep. With 1230 sqft of living space this 1 bedroom plus den offers wonderful living space. As you enter the condo, you'll be greeted with an open foyer leading to the kitchen, living, and dining area. Large wall-to-wall windows allow for abundant natural light. Sizable kitchen with plenty of storage and full Stainless Steel appliance package. The den offers ample built-ins overlooking the balcony. The spacious primary bedroom provides dual closets, shoe closet and 3PC ensuite offering an elegant, enclosed shower complimented with a subtle linear drain. A 2PC powder room. Completing the unit is in-suite laundry and a large pantry/storage room. Added details such as beautiful interior doors, hardware, and crown molding are throughout. This unit comes with one assigned parking stall (#83) and 1 assigned storage locker (#1). Roxboro House is a well-managed building. Full of amenities including 24-hour concierge, guest suite, pool,



hot tub, sauna, party room, games room, gym, workshop, visitor parking and an expansive sun deck. All utilities are included in the condo fee except cable/phone.

Built in 1977

Essential Information

MLS® #	A2112284
Price	\$449,900
Sold Price	\$462,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,230
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	604, 330 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2T3

Amenities

Amenities	Elevator(s), Fitness Center, Gazebo, Guest Suite, Indoor Pool, Parking, Party Room, Roof Deck, Service Elevator(s), Snow Removal, Spa/Hot Tub, Storage, Trash, Workshop
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Hot Water
Cooling	Central Air
# of Stories	17

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 20th, 2024
Days on Market	13
Zoning	C-COR1 f4.5h46
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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