

\$479,000 - 302, 330 26 Avenue Sw, Calgary

MLS® #A2116464

\$479,000

2 Bedroom, 2.00 Bathroom, 1,330 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to classic elegance and charm! Quiet, private bungalow condo in prestigious Roxboro House. TWO bedrooms, TWO full bathrooms, TWO parking stalls all at one distinctive address. Unique floorplan with welcoming entryway and spacious coat closets. The kitchen, just a few steps into the condo, has neutral cabinetry and great cabinet space. It has half doors that keep it separate from the dining room, which is large enough to be used as a convenient office/den area. The living room boasts two different seating areas, one for tv watching and the other for relaxing in front of the electric fireplace, reading or enjoying watching the world go by from the sliding glass doors. This area has rich wood finishing and large amount of storage behind the doors of built in cabinets, sure to be appreciated!! Down the hall you'll find the main 4 piece bathroom with bonus built in medicine cabinet. This room contains the stacked washer/dryer. A built-on-site Murphy bed creates double use options for the secondary bedroom. It can be used for guests and then popped back up out of the way to make space for a craft area, reading room or den. This bed has functional additional storage built into the frame, for pillows, blankets and quilts. The primary bedroom is plenty large enough for the queen size bedroom set. Double walk-through closets have additional shelving and another 4 piece ensuite bath is at the end of this hallway. It's clean, bright and well maintained. There are a total of three



double sliding glass doors with screens on the east side that serve as extra large windows. 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 two parking stalls are in the basement, number 16A and 16B. Storage lockers are in a secure space on this lower 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!

Built in 1977

Essential Information

MLS® #	A2116464
Price	\$479,000
Sold Price	\$457,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,330
Acres	0.00
Year Built	1977

Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	302, 330 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2T3



Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Gazebo, Guest Suite, Indoor Pool, Party Room, Picnic Area, Recreation Room, Sauna, Secured Parking, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking, Workshop
Parking Spaces	2
Parking	Assigned, Guest, Heated Garage, Parkade, Secured, Underground

Interior

Interior Features	Built-in Features, Elevator
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Sep. HVAC Units
# of Stories	18

Exterior

Exterior Features	Courtyard, Storage
Construction	Brick, Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 9th, 2024
Days on Market	18
Zoning	C-COR1 f4.5h46
HOA Fees	0.00

Listing Details

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