

\$750,000 - 1108, 330 26 Avenue Sw, Calgary

MLS® #A2138627

\$750,000

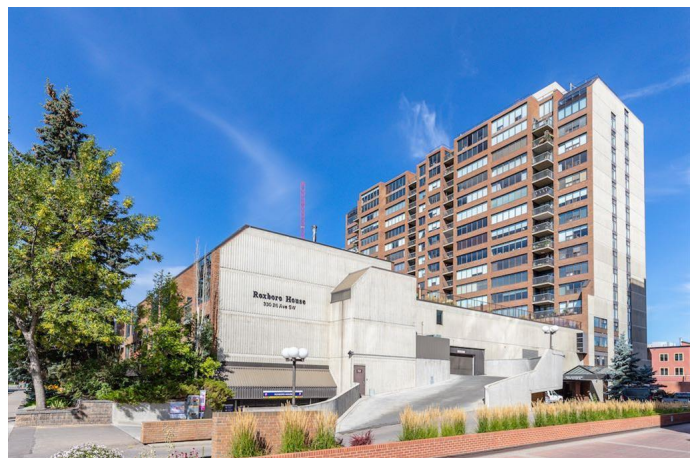
2 Bedroom, 2.00 Bathroom, 1,464 sqft
Residential on 0.00 Acres

Mission, Calgary, Alberta

Exceptional views from the SW corner!
Beautifully maintained with over 1,400 sq ft, this apartment-style condo in Mission offers a luxurious living experience with two bedrooms, a den, two full baths, and two underground parking stalls.

Situated on the coveted southwest corner of Roxboro House, it boasts unobstructed views of the Elbow River, South Hill, and the Rocky Mountains. The home is recently renovated and elegantly appointed with new carpets and a modern white kitchen with ample cabinet and counter space. The open-concept living and dining rooms are adorned with wall-to-wall windows that provide abundant natural light and breathtaking river views. Off the living area as a balcony to enjoy the summer sun.

The unit features central air-conditioning, in-suite laundry, a spacious west-facing master bedroom with an ensuite, and a generous second bedroom. The den, with built-in bookshelves, can easily accommodate a Murphy bed to double as another guest bedroom. You may enjoy the convenience of an assigned oversized double tandem parking space on the third floor of the parkade and a storage locker in the basement. Roxboro House amenities include an indoor swimming pool, whirlpool, sauna, exercise room, workshop, party rooms, a 4th-floor rooftop courtyard with barbecues and gazebos, and 24/7 concierge/security. The prime location



offers easy access to Elbow River walking paths, Safeway for groceries right across the street as well as all of 4th Street's coffee shops, restaurants, shopping, and transit.

Built in 1977

Essential Information

MLS® #	A2138627
Price	\$750,000
Sold Price	\$728,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,464
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1108, 330 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2T3

Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Party Room, Sauna, Secured Parking, Service Elevator(s), Spa/Hot Tub, Visitor Parking, Workshop
Parking Spaces	2
Parking	Parkade, Stall, Underground

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Open Floorplan, Storage
Appliances	Bar Fridge, Built-In Electric Range, Dishwasher, Refrigerator, Stove(s),

	Window Coverings, Wine Refrigerator
Heating	Hot Water
Cooling	Central Air
# of Stories	17

Exterior

Exterior Features	Balcony, Garden
Lot Description	Views
Construction	Brick, Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	October 4th, 2024
Days on Market	119
Zoning	C-COR1 f4.5h46
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
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