

\$429,000 - 805, 330 26 Avenue Sw, Calgary

MLS® #A2165667

\$429,000

1 Bedroom, 2.00 Bathroom, 1,239 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to the esteemed Roxboro House! This beautiful building is perched on the banks of the Elbow River offering extensive walking paths and also situated in Mission, a hub of shopping and well noted restaurants. A stone's throw from the Stampede grounds. Enjoy this 1238 square foot, 1 bedroom and den suite on the 8th floor. This property has been lovingly cared for and ready for you to re-imagine its beauty. You can greet your guests in the large foyer to start, then invite them into the bright living room with floor to ceiling north facing windows. This L shaped space includes a lovely area for your dining room with two built-in floor to ceiling buffet / cabinets. The kitchen is well appointed with up to date appliances, plentiful cabinets, a pantry cupboard and separate eating bar. Down the hall, with access also from the living room is the den which is large enough to accommodate a pull-out couch for guests (or a murphy bed). The den includes additional custom cabinetry and overlooks the balcony. There is a lovely 2 piece bathroom, complete with laundry, across the hall from the den. Down a little further and you will enter the king sized primary bedroom. Large furniture? No problem, this room is massive and is completed by two double closets and another custom cabinet. This space is finished off with a 4 piece ensuite. Bring your own creative ideas on how you can bring this much loved home to life! Roxboro House also offers a multitude of amenities including an indoor pool



and hot tub, sauna, fitness area, card room, workshop, a guest suite and a beautiful expansive patio area that includes a barbeque for residents. Get to know your neighbours at social events; coffee party, wine and cheese and the book club A storage locker is also included with this wonderful home as well as parking in the heated parkade. Security is top notch here with personnel on duty 24/7. Donâ€™t miss this opportunity to live your best life at Roxboro House!

Built in 1977

Essential Information

MLS® #	A2165667
Price	\$429,000
Sold Price	\$405,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,239
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	805, 330 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2T3

Amenities

Amenities	Fitness Center, Guest Suite, Indoor Pool, Recreation Facilities, Spa/Hot
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	Tub, Workshop
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Hot Water
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	October 10th, 2024
Days on Market	27
Zoning	C-COR1 f4.5h46
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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