

# \$495,000 - 1703, 330 26 Avenue Sw, Calgary

MLS® #A2228263

**\$495,000**

1 Bedroom, 2.00 Bathroom, 1,214 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

ROXBORO HOUSE sub-penthouse suite with STUNNING unobstructed city view and wood burning fireplace. Distinguished building on Elbow River and mature pathways, easy access to full complement of international restaurants and boutiques along delightfully vibrant Fourth Street. For the energetic, you can even walk downtown. Very well kept and maintained 1 bedroom plus den (den is large enough to be a second bedroom), 2 bathroom condo. The kitchen has been updated and is equipped with newer appliances and countertops. The living room boasts an incredibly beautiful stone fireplace and sides onto the dining area. Yes, it's wood-burning, a feature that will be VERY cozy as the winter rolls in. The covered balcony can be accessed from the living room and offers jaw-dropping downtown views. Fireworks from the Calgary Stampede can be enjoyed from this vantage without the crowds! It's like your own personal light show. The large primary bedroom can easily accommodate a king size bed and additional furniture, and offers custom built-in closets with abundant shelving as well as a 4 piece ensuite. The den is currently being used as an office, but is spacious enough to be set up as a second bedroom. The second bathroom just down the hall has a convenient laundry area with full size washer and dryer. A large storage room has built-in shelving, and is in addition to the storage locker that is located in the basement level. Telus fibreoptics are accessed, out of the way, in the upper corner



of the storage room. Oak hardwood flooring throughout this incredible condominium...just take a look at the pictures. The building amenities have recently been updated including the indoor pool, gym, and 4th floor sun deck. Roxboro House has a concierge, security, care taker and offers other great amenities such as a workshop, social room and GUEST SUITE on main floor. There is even a special room to lock up your bicycle. Underground assigned indoor parking stall round out the value in this fabulous condo. The lifestyle fees include electricity, heat, water, sewer, garbage/recycling, professional management, insurance, Realtors, please see agent remarks.

Built in 1977

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228263          |
| Price          | \$495,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,214             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1703, 330 26 Avenue Sw |
| Subdivision | Mission                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |

Postal Code T2S 2T3

### Amenities

Amenities Elevator(s), Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Garbage Chute, Guest Suite, Indoor Pool, Recreation Room, Service Elevator(s), Spa/Hot Tub, Workshop

Parking Spaces 1

Parking Parkade, Assigned

# of Garages 1

### Interior

Interior Features Elevator

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven

Heating Baseboard, Natural Gas

Cooling Sep. HVAC Units

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

# of Stories 18

### Exterior

Exterior Features Balcony, Uncovered Courtyard

Construction Concrete

Foundation Poured Concrete

### Additional Information

Date Listed September 4th, 2025

Days on Market 16

Zoning C-COR1 f4.5h46

### Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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