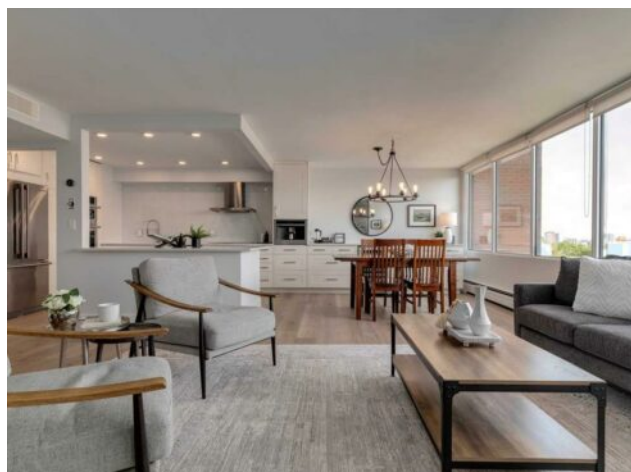


**1105, 330 26 Avenue SW  
Calgary, Alberta**

**MLS # A2240101**



**\$548,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,038
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-COR1 f4.5h46
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Dry Bar, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** Built-In Coffee Maker

Nestled in the heart of Mission, this fully renovated condo exemplifies modern luxury. Welcome to Roxboro House. This stunning unit offers over 1200 of exceptional living space, a vast dining area, a cozy living room, incredible views of downtown, AC and an open bright floor plan that's made for entertaining. This beautiful kitchen is a chef's delight; fitted with newer high end appliances that includes a Jenn Air built-in wall oven, microwave, coffee maker and a Fisher Paykel induction cooktop. This kitchen also showcases quartz countertops throughout, a spacious island, dry bar with wine fridge and plenty of cabinet space. Huge master retreat that boasts wall to wall wardrobe closets as well as a lavish 5 piece ensuite with dual sinks. A spacious den that can be converted to a 2nd bedroom, powder room with laundry and storage to complete this wonderful property. Enjoy city views while sipping your morning coffee on your balcony. This condo comes with one underground assigned parking stall, storage unit and all your utilities are covered with your condo fees. This complex truly has the best amenities that include an indoor pool/hot tub, sauna, workshop, beautiful courtyard with BBQ, fitness room, guest suites and 24/7 concierge/security. Conveniently located, only steps away from the Elbow River as well as some of Calgary's best restaurants, cafe's, pubs and shops. Come see this incredible property for yourself!