

**907, 330 26 Avenue SW  
Calgary, Alberta**

**MLS # A2207229**



**\$459,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Insulated, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,288
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-COR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

Welcome to Roxboro House&ampmdashan esteemed landmark nestled in the heart of Calgary&rsquo;s vibrant Mission district. This expansive corner residence offers nearly 1,500 square feet of beautifully proportioned living space, featuring two spacious bedrooms, a versatile den, and two full bathrooms. Bathed in natural light, with newer windows (2023), the home is designed to showcase sweeping views of the downtown skyline and warm westerly horizons. From the private balcony and main living areas, enjoy an ever-changing cityscape, while the primary bedroom offers views of serene greenery with mountain and city views, a perfect backdrop to begin and end your day. Inside, the layout is both generous and thoughtfully designed, with an open-concept flow that invites comfortable living and effortless entertaining. Ample storage is provided with double closets in both bedrooms, an in-suite storage room, and an assigned separate storage locker. The convenience continues with your parking stall conveniently just steps away from the elevator in the building&rsquo;s secure, heated parkade. Roxboro House is celebrated for its exceptional amenities: a beautifully landscaped fourth-floor sundeck, an indoor pool and hot tub, sauna, fitness and yoga areas, party and games rooms, a hobby workshop, amazing 2 bedroom guest suite, visitor parking, secure bike storage, and attentive 24-hour security. Perfectly positioned just steps from the Elbow River pathways, and moments from the boutiques, cafes, and fine dining of 4th Street, this location offers the perfect balance of natural beauty and urban sophistication. With all utilities&ampmdashincluding electricity&ampmdashincluded in the condo fee, this is an exceptional opportunity to enjoy refined, maintenance-free living in one of Calgary&rsquo;s most iconic residences.