



**301, 330 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2156229**



**\$449,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,474 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Oversized, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,289
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-COR1 f4.5h46
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Elevator, Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, See Remarks, Storage		

**Inclusions:** NOTE: appliances appear to be in working condition but not warranted to be so.

Welcome to classic elegance and charm! Quiet, private bungalow condo in prestigious Roxboro House. TWO bedrooms, TWO full bathrooms, ONE distinctive address with a city VIEW. Oversized, fully accessible parking stall on same level as condo, perfect for anyone with mobility challenges, no steps or elevator. Spacious "accessible" rooms and floorplan with welcoming entryway and generous coat closets. The custom kitchen, just a few steps into the condo, has neutral cabinetry and abundant cabinet space. The appliances are "hidden" behind beautifully crafted panels. The dining room can be made private with a frosted glass pocket door! Elegant idea! The living room boasts roomy seating areas for tv watching or relaxing, watching the world go by from the large bright windows. Down the hall you'll find the main bathroom with double size walk-in tile shower and upgraded countertops. This room contains full size Bosch washer/dryer. A den right across the hall could be set up as a third (guest) bedroom with a sofabed and then, when guests leave, could be used as a craft area, reading room or office space. The primary bedroom is plenty large enough for a king size bedroom set. Double closets have additional shelving and a convenient 4 piece ensuite bath. It's clean, bright and well maintained with tiled floors, upgraded tub and tiled surround. When you look out of the oversize window to the right side, you can see the mature trees along the river, the walking path and activity of the neighborhood. On this same floor, just down the hallway is the games room with a snooker/pool table, big screen tv, card tables and a library. Just one floor up is the amazing PRIVATE fourth floor garden patio, a one of a kind amenity in the entire city. There's a BBQ here for your use. Make sure you visit the 4th floor, it will take your breath away. The complex contains a swimming pool, hot tub

and sauna on the main floor. In fact, when you drive up to the front door, you will see this area to your left through the large windows. The parking stall #137 is on this same level and no need to get into the elevator to access your car. In fact, the lobby is only 2 floors down and the stairway provides quick and easy access to and from the suite, you'll never have to use the elevators! Storage lockers are in a secure space in the basement level as well as a workshop and exercise room. If you'd rather exercise outside, the Elbow River and walking paths are just outside the main doors. The "Fourth Street" ambiance boasts quality restaurants, upscale wine, pharmacy and specialty stores. The "Lilac Festival" occurs here once a year. Guest suite on main floor. Active condo living, in-building social gatherings, regular activities like book club, morning coffee and wine and cheese nights, all of which are yours to enjoy if you so choose. Quite simply, a quality of life like no other. Vacant and ready to be your next home! Some photos are virtually staged. Realtors, please see member comments.