

1503, 330 26 Avenue SW
Calgary, Alberta

MLS # A2171518



\$550,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,238 sq.ft.	Age:	1977 (47 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,077
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: NA

Welcome to Roxboro House, where this oversized one-bedroom plus den offers stunning 15th-floor downtown views from its expansive picture window. The thoughtfully designed open floor plan seamlessly connects the foyer, living room, kitchen, and dining area, creating an inviting space for both daily living and entertaining. The separate den features built-in cabinetry and overlooks the balcony. With a Murphy bed, built-ins, a closet, and a work area, it can easily serve as a guest bedroom or home office. The kitchen boasts granite countertops, a large island, and maple cabinetry, complemented by high-end stainless steel appliances from Subzero and Bosch. Additional features include a large walk-in pantry and a beautiful open balcony. Roxboro House offers an exceptional range of amenities, including an indoor pool, hot tub, sauna, and a fully equipped fitness center. Residents can enjoy a games room with a pool table, card tables, and a big screen TV, as well as a party room, library, and convenient bicycle storage. The building also features a fourth-floor private garden patio complete with a BBQ, providing a unique outdoor space for relaxation and entertaining. Additional amenities include a workshop and exercise room on the lower level, visitor parking, and the convenience of 24-hour concierge service. These features contribute to the unparalleled lifestyle in one of Mission's most sought-after buildings.