

**901, 330 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2229998**



**\$700,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,478 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,288
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-COR1 f4.5h46
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Tv Wall mounts

Welcome to Roxboro House, a landmark building in the heart of Mission along iconic 4th Street—home to the Lilac Festival and steps from shops, cafes, river pathways, and transit. This fully renovated 3-bedroom, 2-bath condo offers stunning skyline views and a front-row seat to the Calgary Stampede fireworks. Smart home features include voice-activated lighting and in-suite laundry. The building is loaded with amenities: indoor pool, hot tub, sauna, gym, yoga space, games and hobby rooms, party room, guest suite, and a beautifully landscaped 4th-floor sundeck. Enjoy 24-hour concierge, visitor parking, and all utilities included in the condo fees—even electricity. Urban living doesn't get better than this—location, lifestyle, and luxury all in one.