

**805, 330 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2201822**



**\$469,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,038
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	C-COR1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Open Floorplan, Soaking Tub, Storage		

**Inclusions:** None

Seller is motivated! Beautifully renovated and updated, this 2 bedroom, 2 bathroom unit with partial downtown views is sure to impress! Unsurpassable inner-city location that is perfect for any lifestyle. Just steps to lively 4th Street and trendy 17th Ave and within walking distance to the tranquil river pathways, Stampede Park, ErLton LRT Station and the MNP Sports Centre. Then come home to a quiet retreat. The perfectly opened-up floor plan is stylish and bright with designer finishes and a neutral colour pallet. The entire back wall is windows streaming in natural light and framing downtown views. No need to worry that all the sunlight will overheat the unit thanks to central air conditioning! Culinary creativity is inspired in the stunning kitchen featuring loads of crisp white cabinets, stainless steel appliances, elegant lighting, and a breakfast bar on the peninsula island to casually gather. Host larger events in the adjacent dining room lit with a stunning Palm Springs lucite chandelier, and bordered with large built-ins to hide away lesser-used items. Clear sightlines into the living room are perfect for maintaining conversations while relaxing at home or having guests over. Enjoy summer barbeques and time spent unwinding on the covered balcony with the city lights as the breathtaking backdrop. The primary bedroom is huge with ample space for king-sized furniture. Dual closets lead to the gorgeously updated 4-piece ensuite that will leave you feeling spoiled daily. Clever built-ins add to the versatility of the second bedroom ideally located across the hall from the updated main bathroom with a walk-in shower and convenient in-suite laundry. An exceedingly spacious storage room is great for hiding away seasonal items or is even large enough for a hobby space. The amenity-rich Roxboro House is highly sought after due to its exceptional amenities including an indoor

pool, a hot tub, a sauna, a well-equipped fitness room, a games room, a library, a workshop, a garden patio, underground parking and much more. 24-hour concierge ensures no more lost packages! Unparalleled amenities, incredible location and a renovated move-in ready 2 bedroom unit – this trifecta doesn't come along often! Your perfect urban sanctuary awaits, come see it for yourself! No pets.