



## 330 26 Avenue Calgary Alberta

\$815,000

Exclusive Roxboro House! Exceptional Management! Concrete structure, quiet. Central Air Conditioning! Spectacular three bedroom Air Conditioned completely renovated and re-designed condo with fabulous breathtaking views of THE CALGARY TOWER, Downtown Calgary and surrounding area. Living, dining, kitchen all share the magnificent view as well as you can enjoy the corner balcony with access from the living area. Kitchen has built-in Blomberg Fridge with filtered water dispenser/icemaker, Bosch Built-in dual wall ovens (air fryer/convection), Bosch Induction cook top, Bosch Dishwasher, Silhouette Wine Fridge. (All appliances have 3 Year Extended Warranty). Primary bedroom with luxurious en-suite bathroom has spacious shower with rain head feature and beautiful glass doors. Another full bathroom with LG full size Tower washer/dryer complete this beautiful space, rain head feature. Bathrooms have Grohe shower fixtures, custom vanities to maximize storage. Two other bedrooms. Big walk-in closet plus built-in coat closet at the entrance to unit utilizes space to the maximum. Lots of pot lights throughout enhances the ambiance, beautiful built-ins for efficient storage while allowing ample space for arranging living to suit the discerning owner. North exposure with huge windows are absolutely amazing with tons of natural light during the day and a spectacular view at night time. USB integrated power outlets throughout. Plumbing and heating valves upgraded as per requirements. One assigned parking stall. Amenities include 24-hour Concierge, Guest Suite, Pool, Hot Tub, Sauna, Party Room, Games Room, Gym, Workshop, Visitor Parking. No Pets allowed at Roxboro House. See the fabulous Re-designed Sun Deck/Patio on the fourth floor is one of a kind! Most windows replaced! Others and balcony door scheduled for replacement in the near future. Impeccable maintenance. Improv...

Primary Bedroom 5.16 M x 3.56 M

Bedroom 4.55 M x 3.83 M

Bedroom 4.90 M x 3.12 M

Living room 8.36 M x 4.83 M

Dining room 3.28 M x 2.03 M

Kitchen 4.09 M x 2.31 M

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Storage 2.13 M x 1.22 M

Listing Presented By:



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See

**Mirror**

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