



# 330 26 Avenue Calgary Alberta

\$545,000

Sought after Roxboro House, in desirable Mission - this large and bright, air conditioned, CORNER SUITE has TWO BEDROOMS plus DEN, TWO FULL BATH, and almost 1500 SF interior living space. An excellent investment opportunity, neat and clean and ready to move in or rent, or plan your dream renovation! Living room, dining room, den and generous second bedrooms all have north-facing wall-to-wall windows and enjoy DOWNTOWN VIEWS. Large east-facing master bedroom has full 4-PC ensuite and double closets. Updated kitchen featuring granite counters, subway tile and extra cabinetry, smoothed ceilings. Large storage room, second 4-pc bath and in-suite laundry complete this unit. Comes with one heated indoor parking and additional storage locker in basement. Spoil yourself with all Roxboro House offers residents, showcasing 24/7 concierge staff, indoor swimming pool/ hot tub/sauna, fitness facility, large landscaped 4th floor sun deck with sun chairs, BBQ's & gazebo & walking track, party rooms, the convenience of a 2 bdrm guest suite and workshop. This GREAT LOCATION is steps from the gorgeous Elbow River pathway system, some the best restaurants Calgary has to offer, grocery store, boutiques & coffee shops to discover. In close proximity to The Glencoe Club, MNP Sports Center, amazing area schools and the downtown core - all that's missing is YOU! Call to book your viewing today! (id:6769)

Other 7.50 Ft x 7.42 Ft  
 Kitchen 11.92 Ft x 9.42 Ft  
 Living room 22.92 Ft x 12.17 Ft  
 Dining room 11.92 Ft x 9.83 Ft  
 Den 16.17 Ft x 9.00 Ft  
 Primary Bedroom 14.83 Ft x 11.92 Ft

4pc Bathroom 9.42 Ft x 6.92 Ft  
 Bedroom 15.08 Ft x 10.58 Ft  
 4pc Bathroom 9.67 Ft x 8.75 Ft  
 Laundry room 5.17 Ft x 2.33 Ft  
 Storage 6.92 Ft x 3.92 Ft

Listing Presented By:



Originally Listed by:  
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See

### Mirror

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