



330 26 Avenue Calgary Alberta

\$475,000

Welcome to classic elegance and charm! Quiet, private bungalow condo in prestigious Roxboro House. TWO bedrooms, TWO full bathrooms, ONE distinctive address with a city VIEW. Spacious floorplan with welcoming entryway and generous coat closets. The custom kitchen, just a few steps into the condo, has neutral cabinetry and abundant cabinet space. The appliances are "hidden" behind beautifully crafted panels. The dining room can be made private with a frosted glass pocket door! Elegant idea! The living room boasts roomy seating areas for tv watching or relaxing, watching the world go by from the large bright windows. Down the hall you'll find the main bathroom with double size walk-in tile shower and upgraded countertops. This room contains full size Bosch washer/dryer. A den right across the hall could be set up as a third (guest) bedroom with a sofabed and then, when guests leave, could be used as a craft area, reading room or office space. The primary bedroom is plenty large enough for a king size bedroom set. Double closets have additional shelving and a convenient 4 piece ensuite bath. It's clean, bright and well maintained with tiled floors, upgraded tub and tiled surround. When you look out of the oversize window to the right side, you can see the mature trees along the river, the walking path and activity of the neighborhood. On this same floor, just down the hallway is the games room with a snooker/pool table, big screen tv, card tables and a library. Just one floor up is the amazing PRIVATE fourth floor garden patio, a one of a kind amenity in the entire city. There's a BBQ here for your use. Make sure you visit the 4th floor, it will take your breath away. The complex contains a swimming pool, hot tub and sauna on the main floor. In fact, when you drive up to the front door, you will see this area to your left through the large windows. The parking stall #...

Living room 23.00 Ft x 12.17 Ft

Dining room 11.92 Ft x 9.83 Ft

Other 9.92 Ft x 9.58 Ft

Den 15.75 Ft x 10.33 Ft

Primary Bedroom 14.67 Ft x 11.92 Ft

Bedroom 15.08 Ft x 10.83 Ft

4pc Bathroom 7.00 Ft x 6.75 Ft

3pc Bathroom 9.00 Ft x 5.58 Ft

Storage 5.75 Ft x 4.00 Ft

Laundry room 5.25 Ft x 2.67 Ft

Listing Presented By:



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CIR

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