



## 330 26 Avenue Calgary Alberta

\$619,900

\*\*\*\* \$50,000 reduction\*\*\*\*" BREATHTAKING VIEW of DOWNTOWN' from the 15th floor huge picture window in this coveted Roxboro House. This oversized one bedroom PLUS SEPARATE DEN offers a fabulous layout, open floor from the foyer, through the living room into the kitchen and dining area. The den offers ample built-in overlooking the balcony, the MURPHY bed and built-ins with closet and work space almost make this a second bedroom unit, excellent for guests. Beautiful granite count-top adorn the island and neutral cinnamon maple cabinetry in the kitchen, granite also adorns both bathrooms, vanity and foyer complimented by the upgraded high end stainless steel appliances - Subzero and Bosch. Large walk-in pantry. Your own A/C unit, beautiful open deck. Just steps from the Elbow River pathway system, 4th street promenade with an abundance of quality inner-city amenities and well established shops, restaurants, cafes, art galleries and Safeway Supermarket chain.-----\*\*\*GREAT AMENITIES\*\*\* indoor pool, hot tub, sauna, party room, games room with a snooker/pool table, big screen TV, card tables, a library, Bicycle storage, fitness center, gazebo, park, party room roof deck and a GUST suite. \*\*\* 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 sun deck, it will take your breath away." \*\*\* IN lower level, workshop and exercise room. \*\*\* Visitor parking and 24h hour concierge . \*\*\* ROXBORO HOUSE one of the most highly desirable complexes in Mission. \*\*\* (id:6769)

Living room 18.58 Ft x 12.83 Ft  
 Kitchen 16.58 Ft x 9.67 Ft  
 Dining room 12.17 Ft x 9.92 Ft  
 Bedroom 18.42 Ft x 11.42 Ft  
 Den 15.00 Ft x 10.42 Ft

4pc Bathroom 7.42 Ft x 6.75 Ft  
 2pc Bathroom 7.42 Ft x 9.33 Ft  
 Storage 6.67 Ft x 6.50 Ft  
 Other 13.42 Ft x 11.50 Ft

Listing Presented By:



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