



# 330 26 Avenue Calgary Alberta

\$999,999

Rarely does a residence of this calibre become available--particularly one of the highly sought-after main-floor, south-facing townhomes with private yard access and river views. Recently redesigned with attention to detail, this two-level home offers the comfort and flow of a modern single-family residence, paired with the prestige and convenience of executive condo living in Roxboro House. The main floor unfolds in a bright, airy expanse framed by oversized south-facing windows that flood the space with natural light. A dramatic 74" Dimplex fireplace, wrapped in porcelain slab, anchors the living area and sets a sophisticated tone. The open-concept kitchen is a true showpiece, showcasing custom Metro cabinetry, porcelain countertops and backsplash, brand-new Samsung smart appliances, a Zephyr wine cooler, and designer Delta fixtures. Premium Coretec/HQ luxury vinyl flooring runs seamlessly throughout, while Cartwright lighting and an integrated bulkhead design elevate the architectural finish. From the living area, step directly into your private fenced yard and patio--an exceptionally rare offering in this building hat delivers the ease of outdoor living within a luxury building. A beautifully appointed main-floor powder room adds both style and practicality for guests. Upstairs, sleek glass railings lead to a striking imported wallpaper feature wall--an artful statement that reflects the thoughtful design carried throughout. At the top of the stairs, a dedicated library or home office provides a quiet, inspiring retreat, perfectly removed from the activity below. The upper level is designed with comfort and privacy in mind. The principal suite is a refined sanctuary, complete with a custom feature wall, built-in side tables, a spacious walk-in closet, and an elegantly finished ensuite with tile and glass shower. A private balcony extends from the bedroom, of...

Primary Bedroom 22.33 Ft x 12.92 Ft  
 3pc Bathroom 6.92 Ft x 8.08 Ft  
 Other 6.92 Ft x 8.08 Ft  
 Bedroom 14.17 Ft x 8.92 Ft  
 4pc Bathroom 9.92 Ft x 9.67 Ft  
 Office 11.00 Ft x 13.42 Ft

Living room 24.50 Ft x 12.92 Ft  
 Kitchen 18.83 Ft x 9.92 Ft  
 Dining room 7.50 Ft x 9.92 Ft  
 Foyer 8.33 Ft x 8.67 Ft  
 2pc Bathroom 5.42 Ft x 7.42 Ft  
 Storage 8.33 Ft x 4.92 Ft

Listing Presented By:



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