



330 26 Avenue Calgary Alberta

\$1,470,000

Architecturally renovated, this remarkable 2 storey penthouse delivers over 2,300 sq ft of refined living space with sweeping river valley and mountain views in the heart of Mission. Positioned within Roxboro House, one of Calgary's most established concrete buildings, the home places river pathways, restaurants, cafes and downtown access within an easy walk while maintaining a quiet elevated setting above the city. Dramatic double height ceilings define the main living space where floor to ceiling windows frame expansive views and fill the interior with natural light throughout the day. Custom millwork and built-in library shelving introduce architectural character while a striking Bocci designer light installation creates a sculptural focal point above the living area. Marble fireplace surrounds add warmth and elegance while hardwood flooring extends throughout the home to create a cohesive and timeless finish. Entertaining flows easily between the living and dining areas where open sightlines toward the river valley form an impressive backdrop for gatherings. Quartz countertops and a full height quartz backsplash highlight the beautifully renovated kitchen where extensive custom cabinetry and a large central island support both daily routines and larger entertaining. Walk-in pantry storage keeps the space organized while built-in speaker wiring enhances the atmosphere for hosting. Adjacent bar cabinetry incorporates three wine fridges with capacity for approximately 750 bottles, creating a dedicated entertaining feature rarely found in condominium living. Upper level design introduces a flexible den retreat with its own fireplace and access to a second balcony, offering an ideal setting for a home office, lounge or private reading space overlooking the city skyline while an included Murphy bed allows the space to easily accommodate overnight guests when needed. ...

Kitchen 9.08 Ft x 21.92 Ft
 Pantry 9.08 Ft x 16.08 Ft
 Dining room 21.67 Ft x 11.33 Ft
 Living room 13.08 Ft x 21.92 Ft
 2pc Bathroom 7.50 Ft x 4.08 Ft
 Bedroom 18.08 Ft x 11.67 Ft

Laundry room 6.25 Ft x 12.25 Ft
 Primary Bedroom 17.50 Ft x 23.67 Ft
 Other 7.17 Ft x 6.17 Ft
 4pc Bathroom 7.25 Ft x 14.08 Ft
 4pc Bathroom 11.08 Ft x 5.92 Ft

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