

# \$599,900 - 105, 330 26 Avenue Sw, Calgary

MLS® #A2209828

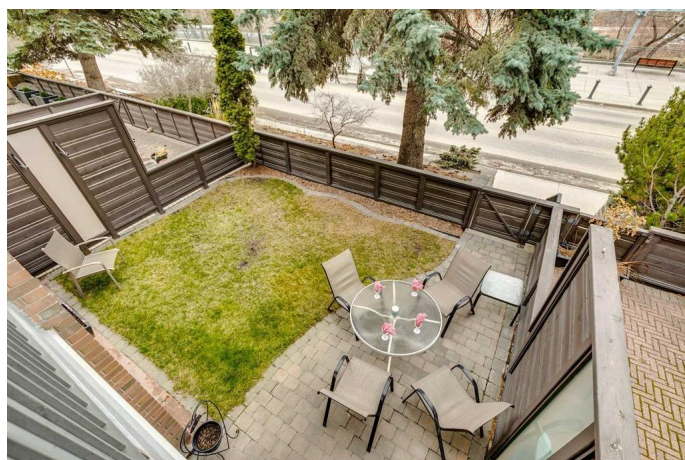
**\$599,900**

2 Bedroom, 3.00 Bathroom, 1,596 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

Rarely do the Townhomes in Roxboro House become available. Offers will be handled on Friday April 11, time to be determined. This unit has been owned and enjoyed for many years by the current owner, who upgraded over the years. This two story 1596 square foot unit offers a pleasing layout with very spacious living + dining rooms for easy living + ideal for entertaining. The kitchen is efficient with stainless steel appliances + ample working space including room for kitchen table.

Enjoy the wood burning fireplace of the living room, + the easy access to a covered patio as well as an amazing front outdoor living space (69 sq ft.) with room for dining or lounging + direct access to the street making it very easy to come and go. Hardwood flooring throughout the main level. Upstairs there are two bedrooms, laundry + upper loft area ideal for a cozy tv room or at home office. The primary bedroom is spacious with large closet + ensuite bath. Also enjoy an additional patio on this level. Roxboro house offers a huge shared outdoor terrace on the fourth level, swimming pool, exercise room, social room, workshop, underground parking + 24 hour concierge service. Fantastic opportunity to make this your own + move into an outstanding walkability location with all amenities at your doorstep including the pathway system, Safeway, Shoppers Drug Mart + many fantastic cafes, coffee shops, restaurants + boutiques.



Built in 1979

## Essential Information

MLS® #	A2209828
Price	\$599,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,596
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	105, 330 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2T3

## Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Parking, Secured Parking
Parking Spaces	1
Parking	Assigned, Stall, Underground

## Interior

Interior Features	Granite Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

# of Stories	18
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Front Yard, Lawn
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	5
Zoning	C-COR1

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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