

# \$459,999 - 805, 330 26 Avenue Sw, Calgary

MLS® #A2201822

**\$459,999**

2 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Seller is motivated! Beautifully renovated and updated, this 2 bedroom, 2 bathroom unit with partial downtown views is sure to impress! Unsurpassable inner-city location that is perfect for any lifestyle. Just steps to lively 4th Street and trendy 17th Ave and within walking distance to the tranquil river pathways, Stampede Park, Erlton LRT Station and the MNP Sports Centre. Then come home to a quiet retreat. The perfectly opened-up floor plan is stylish and bright with designer finishes and a neutral colour pallet. The entire back wall is windows streaming in natural light and framing downtown views. No need to worry that all the sunlight will overheat the unit thanks to central air conditioning! Culinary creativity is inspired in the stunning kitchen featuring loads of crisp white cabinets, stainless steel appliances, elegant lighting, and a breakfast bar on the peninsula island to casually gather. Host larger events in the adjacent dining room lit with a stunning Palm Springs lucite chandelier, and bordered with large built-ins to hide away lesser-used items. Clear sightlines into the living room are perfect for maintaining conversations while relaxing at home or having guests over. Enjoy summer barbeques and time spent unwinding on the covered balcony with the city lights as the breathtaking backdrop. The primary bedroom is huge with ample space for king-sized furniture. Dual closets lead to the gorgeously updated 4-piece ensuite that will leave you feeling spoiled daily. Clever built-ins add to the



versatility of the second bedroom ideally located across the hall from the updated main bathroom with a walk-in shower and convenient in-suite laundry. An exceedingly spacious storage room is great for hiding away seasonal items or is even large enough for a hobby space. The amenity-rich Roxboro House is highly sought after due to its exceptional amenities including an indoor pool, a hot tub, a sauna, a well-equipped fitness room, a games room, a library, a workshop, a garden patio, underground parking and much more. 24-hour concierge ensures no more lost packages! Unparalleled amenities, incredible location and a renovated move-in ready 2 bedroom unit – this trifecta doesn’t come along often! Your perfect urban sanctuary awaits, come see it for yourself! No pets.

Built in 1977

**Essential Information**

MLS® #	A2201822
Price	\$459,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	805, 330 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2S 2T3

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Indoor Pool, Recreation Room, Secured Parking, Spa/Hot Tub, Workshop
Parking Spaces	1
Parking	Heated Garage, Underground, Parkade
Has Pool	Yes

### Interior

Interior Features	Breakfast Bar, Chandelier, Open Floorplan, Soaking Tub, Built-in Features, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Range Hood
Heating	Baseboard, Hot Water
Cooling	Central Air
# of Stories	17
Basement	None

### Exterior

Exterior Features	Courtyard
Lot Description	Views
Construction	Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	March 13th, 2025
Days on Market	51
Zoning	C-COR1

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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