

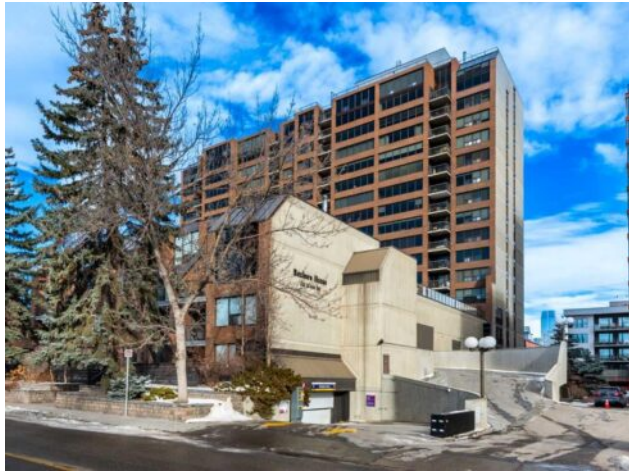


GRASSROOTS
REALTY GROUP

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203, 330 26 Avenue SW
Calgary, Alberta

MLS # A2289545



\$414,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,234 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Enclosed, Garage Door Opener, Guest, Heated Garage, Parkade,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,077
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1 f4.5h46
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: Shelving in storage, hanging heat lamp on balcony, under cabinet kitchen lighting

*** OPEN HOUSE: Sunday May 3 from 1 PM to 3 PM. *** Spacious 2 bedroom, 1.5 bath unit in Mission's prestigious Roxboro House! This well maintained suite has a large, private feeling balcony which spans the width of the entire apartment. It has a view of the Calgary Tower plus an open, bright layout. Kitchen includes a desk/eating bar, a newer stainless steel oven, and recently painted cabinets. Ample closet space in the generous primary bedroom. Use the second bedroom as a private office/den or guest quarters. Features in-suite storage, plus an assigned storage locker (#63 in the basement) so you'll have room for everything. Comes with a parking stall in the heated parkade (#80 - which is on the same level as the unit for convenient access), plus all the building's luxury facilities: huge, beautifully landscaped 4th floor sundeck, pool, hot tub, sauna, party room, gym, games room, large hobby and woodshop room, main floor 2 bedroom guest suite with kitchen available to be booked for visiting friends and family (rate ranges from \$100 to \$150/night), visitor parking, 24-hour security staff, and bike storage! Utilities, including electricity, are part of the condo fee (except cable/phone). Please note Roxboro House is a pet free environment. The building is currently undergoing hallway modernization but this floor is done - the new look is stylish and elegant! This locale is perfect for walking or biking as you're conveniently near the Elbow River pathway, groceries, and amenities in the heart of Mission and 4th Street.