



GRASSROOTS
REALTY GROUP

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303, 330 26 Avenue SW
Calgary, Alberta

MLS # A2235337



\$439,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,100 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,077
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1 f4.5h46
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Garage FOB, mail key

Step back in time and experience the timeless elegance of this charming vintage residence nestled in a majestic brick-clad tower built in 1977. Located at #303-330 26 Ave SW, this distinguished apartment offers a rare blend of classic sophistication and modern amenities. Imagine relaxing on the expansive fourth-floor terrace, a serene retreat overlooking Calgary's vibrant skyline. Dive into the sparkling pool and unwind in the hot tub for a day of leisure, or keep active in one of two well-equipped gym rooms—one spacious and one cozy. For the book lovers and entertainers, a refined library and a grand party room await, complemented by a stately reception area adorned with plush sofas and refined decor, perfect for hosting guests in vintage style. Inside, the generous open-concept living and dining areas are bathed in natural light pouring through large windows, framing breathtaking views of downtown Calgary and the iconic Calgary Tower. The primary bedroom feels like a personal sanctuary, offering ample space and direct access to a luxurious ensuite bathroom. The second bedroom continues to impress with stunning city vistas, making you feel right at home among Calgary's historic skyline. Beyond the building's historic charm, you'll find yourself in the heart of a vibrant neighborhood. Enjoy convenient access to cozy coffee shops, delightful restaurants, and exciting entertainment venues—all just steps from your door. This location offers the perfect blend of vintage elegance and lively city living. Discover a unique lifestyle in a residence that combines the grandeur of yesteryear with today's modern comforts. Welcome to your timeless city retreat.