

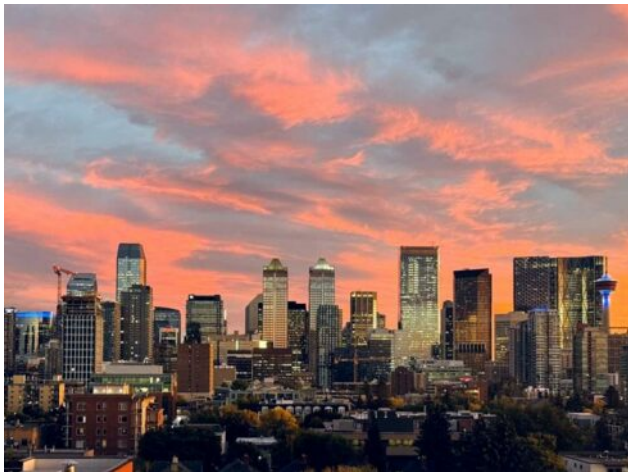


GRASSROOTS
REALTY GROUP

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901, 330 26 Avenue SW
Calgary, Alberta

MLS # A2245113



\$685,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,478 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,288
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1 f4.5h46
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Welcome to Roxboro House, a landmark building in the heart of Mission along iconic 4th Street—home to the Lilac Festival and steps from shops, cafes, river pathways, and transit. This fully renovated 3-bedroom, 2-bath condo offers stunning skyline views and a front-row seat to the Calgary Stampede fireworks. Smart home features include voice-activated lighting and in-suite laundry. The building is loaded with amenities: indoor pool, hot tub, sauna, gym, yoga space, games and hobby rooms, party room, guest suite, and a beautifully landscaped 4th-floor sundeck. Enjoy 24-hour concierge, visitor parking, and all utilities included in the condo fees—even electricity. Urban living doesn't get better than this—location, lifestyle, and luxury all in one.