

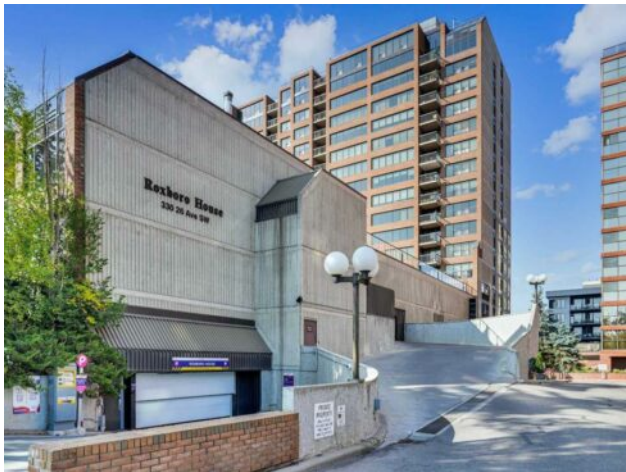


GRASSROOTS
REALTY GROUP

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1703, 330 26 Avenue SW
Calgary, Alberta

MLS # A2263072



\$495,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,277 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,057
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-COR1 f4.5h46
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator		

Inclusions: n/a

ROXBORO HOUSE sub-penthouse suite with STUNNING unobstructed city view and wood burning fireplace. Distinguished building on Elbow River and mature pathways, easy access to full complement of international restaurants and boutiques along delightfully vibrant Fourth Street. For the energetic, you can even walk downtown. Very well kept and maintained 1 bedroom plus den (den is large enough to be a second bedroom), 2 bathroom condo. The kitchen has been updated and is equipped with newer appliances and countertops. The living room boasts an incredibly beautiful stone fireplace and sides onto the dining area. Yes, it's wood-burning, a feature that will be VERY cozy as the winter rolls in. The covered balcony can be accessed from the living room and offers jaw-dropping downtown views. Fireworks from the Calgary Stampede can be enjoyed from this vantage without the crowds! It's like your own personal light show. The large primary bedroom can easily accommodate a king size bed and additional furniture, and offers custom built-in closets with abundant shelving as well as a 4 piece ensuite. The den is currently being used as an office, but is spacious enough to be set up as a second bedroom. The second bathroom just down the hall has a convenient laundry area with full size washer and dryer. A large storage room has built-in shelving, and is in addition to the storage locker that is located in the basement level. Telus fibreoptics are accessed, out of the way, in the upper corner of the storage room. Oak hardwood flooring throughout this incredible condominium...just take a look at the pictures. The building amenities have recently been updated including the indoor pool, gym, and 4th floor sun deck. Roxboro House has a concierge, security, care taker and offers other great amenities such as a workshop, social room and GUEST SUITE on main floor. There

is even a special room to lock up your bicycle. Underground assigned indoor parking stall round out the value in this fabulous condo. The lifestyle fees include electricity, heat, water, sewer, garbage/recycling, professional management, insurance, Realtors, please see agent remarks.