



**GRASSROOTS**  
REALTY GROUP

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607, 330 26 Avenue SW  
Calgary, Alberta

MLS # A2283822



**\$479,900**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Mission                                                                    |        |                   |
| Type:     | Residential/High Rise (5+ stories)                                         |        |                   |
| Style:    | Apartment-Single Level Unit                                                |        |                   |
| Size:     | 1,476 sq.ft.                                                               | Age:   | 1977 (49 yrs old) |
| Beds:     | 2                                                                          | Baths: | 2                 |
| Garage:   | Assigned, Enclosed, Garage Door Opener, Guest, Parkade, Stall, Underground |        |                   |
| Lot Size: | -                                                                          |        |                   |
| Lot Feat: | -                                                                          |        |                   |

|             |                                          |            |                |
|-------------|------------------------------------------|------------|----------------|
| Heating:    | Baseboard, Hot Water                     | Water:     | -              |
| Floors:     | Laminate, Tile, Wood                     | Sewer:     | -              |
| Roof:       | -                                        | Condo Fee: | \$ 1,288       |
| Basement:   | -                                        | LLD:       | -              |
| Exterior:   | Brick, Concrete                          | Zoning:    | C-COR1 f4.5h46 |
| Foundation: | -                                        | Utilities: | -              |
| Features:   | No Animal Home, No Smoking Home, Storage |            |                |

**Inclusions:** Shelving in unit storage room

Spacious corner unit: 2 bedroom plus den with 2 full baths in Mission's prestigious Roxboro House! This well-maintained suite offers cityscape vistas and an open, bright layout. From the balcony and main living areas, you'll be greeted with a sweeping view of the city skyline along with some picturesque westerly scenes. Kitchen includes a desk area and a brand new refrigerator. In the generous primary bedroom, the cherry on top is the view of the river valley and the Elbow River. While it's lovely in the winter, it's a gorgeous green view to wake up to in the summer. At almost 1,500 sqft, all the rooms are amply sized and both bedrooms have double closets. The den is large enough to be converted to a third bedroom should you wish. Features in-suite storage, plus an assigned storage locker (#115 in the basement) so you have room for everything. Large parking stall in the heated parkade (#145) plus all the building's luxury facilities: huge, beautifully landscaped 4th floor sundeck, pool, hot tub, sauna and yoga area, party room, gym, games room, hobby workroom, guest suite, visitor parking, 24 hour security staff, and bike storage! Roxboro House is undergoing hallway modernization and the 6th floor has already been upgraded - the new look is elegant and stylish. 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. Utilities, including electricity, are in the condo fee (except cable/phone).