

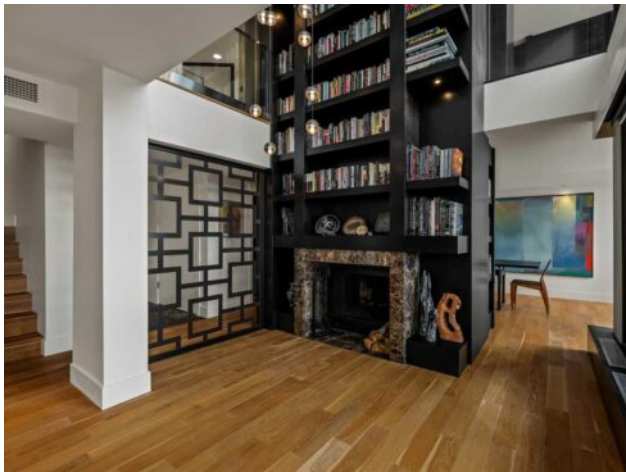


GRASSROOTS
REALTY GROUP

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1706, 330 26 Avenue SW
Calgary, Alberta

MLS # A2292317



\$1,470,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	2,309 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Tandem, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, In Floor, Electric, Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 2,019
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR1 f4.5h46
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Murphy bed without mattress, Four beverage fridges (3 are built-in)		

Architecturally renovated, this remarkable 2 storey penthouse delivers over 2,300 sq ft of refined living space with sweeping river valley and mountain views in the heart of Mission. Positioned within Roxboro House, one of Calgary's most established concrete buildings, the home places river pathways, restaurants, cafés and downtown access within an easy walk while maintaining a quiet elevated setting above the city. Dramatic double height ceilings define the main living space where floor to ceiling windows frame expansive views and fill the interior with natural light throughout the day. Custom millwork and built-in library shelving introduce architectural character while a striking Bocci designer light installation creates a sculptural focal point above the living area. Marble fireplace surrounds add warmth and elegance while hardwood flooring extends throughout the home to create a cohesive and timeless finish. Entertaining flows easily between the living and dining areas where open sightlines toward the river valley form an impressive backdrop for gatherings. Quartz countertops and a full height quartz backsplash highlight the beautifully renovated kitchen where extensive custom cabinetry and a large central island support both daily routines and larger entertaining. Walk-in pantry storage keeps the space organized while built-in speaker wiring enhances the atmosphere for hosting. Adjacent bar cabinetry incorporates three wine fridges with capacity for approximately 750 bottles, creating a dedicated entertaining feature rarely found in condominium living. Upper level design introduces a flexible den retreat with its own fireplace and access to a second balcony, offering an ideal setting for a home office, lounge or private reading space overlooking the city skyline while an included Murphy bed allows the space to easily accommodate

overnight guests when needed. Primary bedroom accommodations prioritize comfort and privacy through large windows, blackout blinds and extensive custom storage solutions. Heated floors in the lavish ensuite provide everyday comfort while modern fixtures enhance the spa-inspired atmosphere. Air conditioning supports year-round comfort and upper level laundry adds everyday convenience. Two private balconies extend the living space outdoors while showcasing panoramic mountain and river views. Tandem underground parking accommodates 2 vehicles and an assigned storage unit adds valuable extra space. Roxboro House residents enjoy secure entry with front desk service along with exceptional amenities including an indoor pool, hot tub, sauna, fitness room, woodworking shop, library and billiards lounge, party room and a beautifully landscaped sky terrace with BBQ areas and outdoor gathering spaces. Mission remains one of Calgary's most vibrant inner-city neighbourhoods where river pathways, parks, restaurants and boutique shopping create an exceptional walkable lifestyle just minutes from downtown.