

# \$459,000 - 907, 330 26 Avenue Sw, Calgary

MLS® #A2207229

**\$459,000**

2 Bedroom, 2.00 Bathroom, 1,483 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to Roxboro House—an esteemed landmark nestled in the heart of Calgary’s vibrant Mission district. This expansive corner residence offers nearly 1,500 square feet of beautifully proportioned living space, featuring two spacious bedrooms, a versatile den, and two full bathrooms. Bathed in natural light, with newer windows (2023), the home is designed to showcase sweeping views of the downtown skyline and warm westerly horizons. From the private balcony and main living areas, enjoy an ever-changing cityscape, while the primary bedroom offers views of serene greenery with mountain and city views, a perfect backdrop to begin and end your day. Inside, the layout is both generous and thoughtfully designed, with an open-concept flow that invites comfortable living and effortless entertaining. Ample storage is provided with double closets in both bedrooms, an in-suite storage room, and an assigned separate storage locker. The convenience continues with your parking stall conveniently just steps away from the elevator in the building’s secure, heated parkade. Roxboro House is celebrated for its exceptional amenities: a beautifully landscaped fourth-floor sundeck, an indoor pool and hot tub, sauna, fitness and yoga areas, party and games rooms, a hobby workshop, amazing 2 bedroom guest suite, visitor parking, secure bike storage, and attentive 24-hour security.

Perfectly positioned just steps from the Elbow River pathways, and moments from the



boutiques, cafes, and fine dining of 4th Street, this location offers the perfect balance of natural beauty and urban sophistication. With all utilitiesâ€”including electricityâ€”included in the condo fee, this is an exceptional opportunity to enjoy refined, maintenance-free living in one of Calgaryâ€™s most iconic residences.

Built in 1977

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207229          |
| Price          | \$459,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,483             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 907, 330 26 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 2T3               |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Recreation Room, Fitness Center, Guest Suite, Indoor Pool, Party Room, Spa/Hot Tub, Workshop |
| Parking Spaces | 1   |
| Parking        | Insulated, Parkade, Secured, Underground, Assigned, Stall   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Storage  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer<br>Stacked, Window Coverings, Built-In Range |
| Heating           | Baseboard, Hot Water  |
| Cooling           | Central Air   |
| # of Stories      | 17  |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction      | Brick, Concrete    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 3              |
| Zoning         | C-COR1         |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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