

# \$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), Fitness Center, Party Room, Spa/Hot Tub, Guest Suite, Indoor Pool, Recreation Room, Workshop
Parking Spaces	1
Parking	Insulated, Parkade, Secured, Stall, Underground, Assigned

**Interior**

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

## Exterior

Exterior Features	Balcony, Courtyard
Construction	Concrete, Brick

## Additional Information

Date Listed	June 6th, 2025
Days on Market	1
Zoning	C-COR1

## Listing Details

Listing Office	Sotheby's International Realty Canada
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