

\$698,000 - 1203, 330 26 Avenue Sw, Calgary

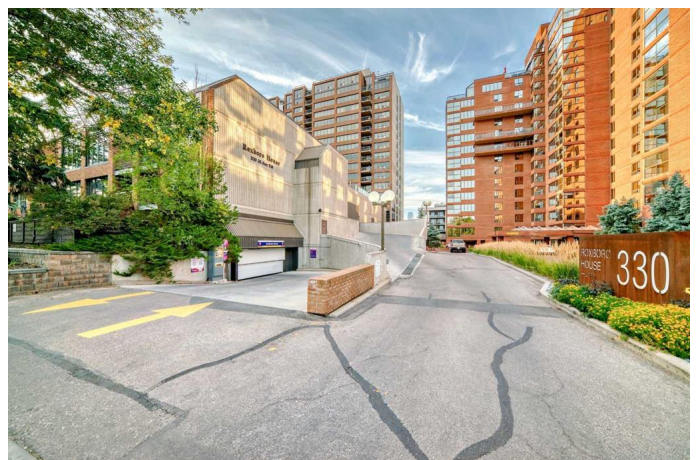
MLS® #A2250868

\$698,000

2 Bedroom, 2.00 Bathroom, 1,234 sqft
Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to Roxboro House, a landmark brick-clad building along the Elbow River Promenade where urban living meets resort style amenities. What truly sets this home apart is the full scale renovation—stripped down to the studs and rebuilt with over \$200,000 invested and designed by Paul Lavoie. Every surface, system, and detail has been thoughtfully reimagined to create a residence that feels brand new! From Milano appliances to sleek LED cove lighting, every upgrade reflects a commitment to quality and modern design. This 12th floor sanctuary offers more than 1,200 sq ft of refined living space, featuring two spacious bedrooms, two beautifully appointed bathrooms, and dazzling downtown skyline views. The open, light-filled layout seamlessly combines sophistication and comfort, making it the nicest unit in Roxboro House. Life here is enriched by resort-style amenities: a year-round indoor pool, hot tub, sauna, two fitness centres, a library, party and game rooms, workshop, and even a private rooftop park and terrace. A 24-hour concierge and security team ensure a warm welcome and peace of mind, not to mention no more missed packages! Condo fees are all-inclusive, covering air conditioning and utilities such as heat and electricity, for worry-free living. Steps from the vibrant 4th Street Village, boutique shops, caf s, fine dining, pubs, the Stampede Grounds, Erlton LRT, and the MNP Sports Centre, this is inner-city living at its finest. With walk and bike



scores in the coveted "Paradise" range, everything you need is right outside your door. This is more than a renovation; it's a reinvention"transforming a classic unit into a modern masterpiece, ready for its next discerning owner.

Built in 1978

Essential Information

MLS® #	A2250868
Price	\$698,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,234
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1203, 330 26 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2T3

Amenities

Amenities	Elevator(s), Fitness Center, Gazebo, Guest Suite, Indoor Pool, Parking, Party Room, Pool, Racquet Courts, Recreation Room, Roof Deck, Sauna, Secured Parking, Snow Removal, Spa/Hot Tub, Visitor Parking, Workshop
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Underground

Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	17

Exterior

Exterior Features	Courtyard, Tennis Court(s)
Construction	Brick, Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	44
Zoning	C-COR1 f4.5h46

Listing Details

Listing Office	Real Estate Professionals Inc.
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