

Enjoy the Best That Calgary Offers

*Live in this
Comfortable, Luxurious Suite*

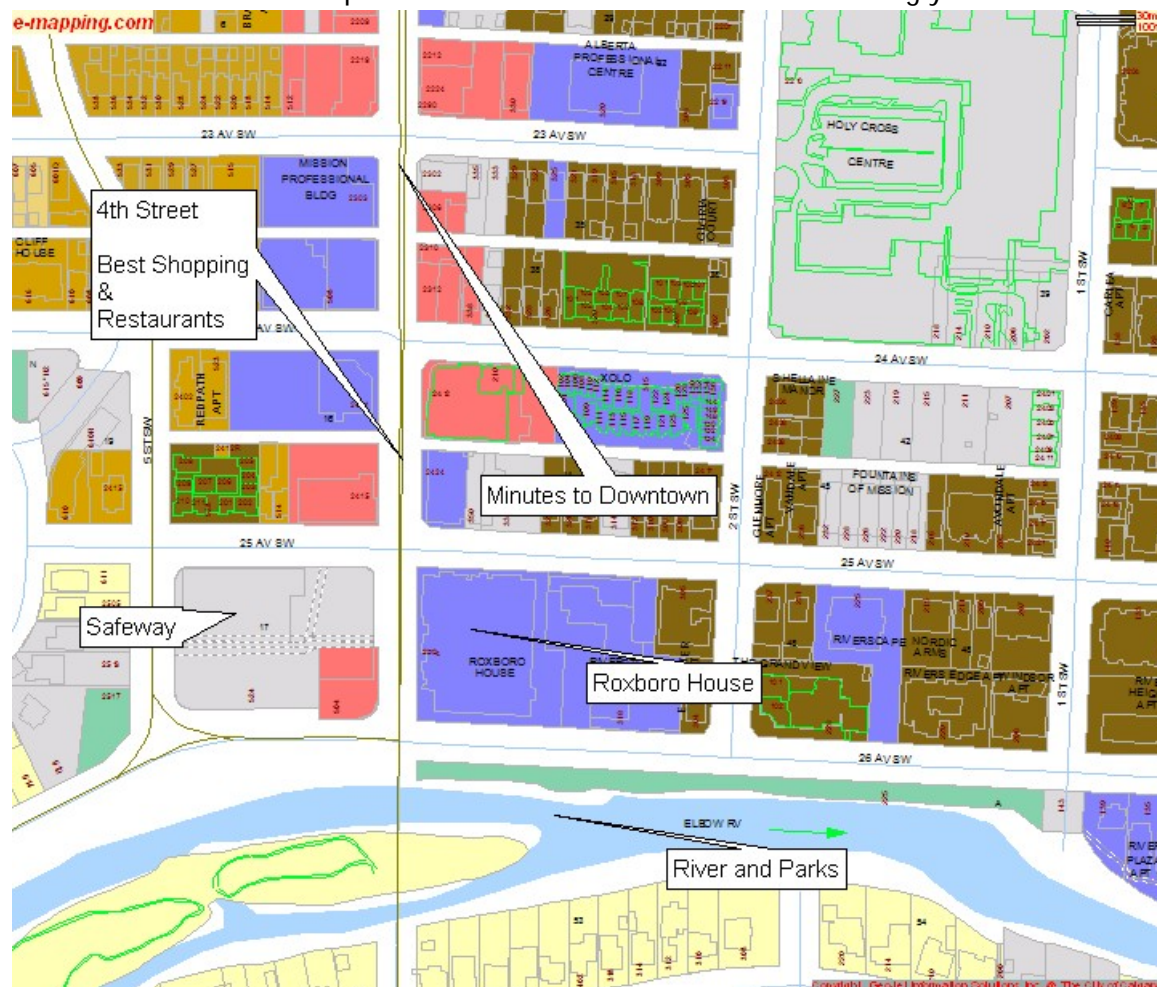
Welcome to

*Roxboro House
504, 330 26 Street SW*

<i>Property at a Glance</i>	
1260 sq. ft.	Southern Patio Garden View
1 Bedroom, with ensuite Separate Den	Sheltered Balcony
Parquet hardwood Floors	Parking in heated secured parkade
Building with Pool, Sauna and Exercise Room	Front Desk Security
Sunny southern exposure	Quiet - away from the street location
In-Suite Laundry and Large Pantry/Storage	
Condo Fees of 690.32 include: Heat, Hot Water, Central Air Conditioning, Water and Sewer, Garbage Removal, Elevators, Repairs and Maintenance, Heated attached car park, snow removal, landscaping, Caretaker in-house, Building Insurance, Security Systems, On-site Security Personnel, Professional Management, Indoor pool and Hot Tub, Locker rooms with Sauna (24 Hours), Exercise room, Roof Top Gardens and reserve fund.	
This property has it all, Great location in Prestigious neighbourhood, exceptional security, every amenity imaginable and a strong condo board.	
Tax Assessment for 2008 is 430,000. This home is priced to give advantage to the purchaser for their personal renovation.	

504-330 26 Ave SW - Centre of Your Universe

Real Estate location is important because of convenience and saving your time.



Roxboro House is an inner city oasis, located in one of Calgary's most prestigious neighbourhoods, next to the Elbow River. Travel to downtown by 4th Street, west and south by Elbow Drive. But most significantly, you don't have to leave this neighbourhood at all. Walk to everywhere important in Calgary. Roxboro House is at the Centre's edge, providing a quiet setting, minutes from the action.

Location in the Building

Suite 504 has the advantage of facing south, overlooking the roof top garden. Its set back from any traffic and is sunny and quiet. Beyond the garden are Views of the trees and river park.

Included are a secured storage locker and a heated parking space in the attached parkade.



Presented by Frank N. McCullough, Associate Broker and REALTOR®
Coldwell Banker Chinook City (403) 542-1799
CalgaryHomePreviews.com



Roxboro House



The Tour

At the Front Security Desk you are presented with a beautiful large and very well kept lobby having several greeting areas.

Among the many amenities is a large private pool area great for keeping in shape, relaxing and entertaining.



In the Suite you are greeted with lots of room and wide open space. All main rooms are generous. Entrance Hall is sufficient to greet guests and take care of coats and shoes in a large mirrored closet.



The Wall of Windows to the south means the suite is bright and feels open. Central Air Conditioning is included. The dining room is large, having a mirrored wall, Crystal Chandelier, and a wall of windows and is open to the living room. Parquet Hardwood floors are in great condition. The living room is large making it easy to arrange furniture. There is a convenient sliding door to a sheltered 55 sq.ft balcony.

The Den is large and has a great view.

It can act as a guest room using a pull out couch, and will make a beautiful office. Master with Ensuite is large, bright and has lots of wall space, as well as double mirrored closets and full ensuite bath.



The Kitchen is large, efficient and can be closed off with shuttered doors. Check out the large and seldom seen in-suite storage/pantry room to the rear of the kitchen area. Finally, the Laundry Room, half bath is conveniently located in the hall. This property is 1260sq.ft, and has all possible amenities. The offering price is reasonable as the need for redecoration is considered in the pricing. **MAKE THIS WONDERFUL PROPERTY YOUR NEW HOME.**

