

\$648,000 - 26 Rossdale Road Sw, Calgary

MLS® #A2114677

\$648,000

4 Bedroom, 1.00 Bathroom, 1,030 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

Fantastic investment opportunity and truly revenue property with future development. 60ft lot zoned R-C2 with infills already on this quite street. This bright raised bungalow features ceramic tile floors, total 4 bedrooms with some upgrades includes granite counter tops, newer back splash & newer faucet etc. New roofing shingles in 2020, The double garage has one entrance from the back alley and one from the front drive and total parking of 4 with carport, it has a separate entrance to lower floor. Newer Furnace and HWT were replaced. Truly a great piece of land and home for investment income or rebuilt for 2 residential homes. Just come check out this rare find property today!

Directions:

South on 45 Street from Bow Trail, left on Rossdale

Built in 1958

Essential Information

MLS® #	A2114677
Price	\$648,000
Sold Price	\$731,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,030
Acres	0.14
Year Built	1958



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	26 Rosssdale Road Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2P2

Amenities

Parking Spaces	4
Parking	Carport, Concrete Driveway, Double Garage Detached

Interior

Interior Features	Granite Counters, Open Floorplan, Separate Entrance
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Awning(s), Garden
Lot Description	Back Lane, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 15th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

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