# \$560,000 - 41a Rosetree Road Nw, Calgary

MLS® #A2128935

### \$560,000

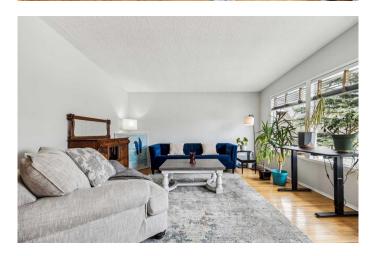
3 Bedroom, 2.00 Bathroom, 1,011 sqft Residential on 0.07 Acres

Rosemont, Calgary, Alberta

Nestled in the heart of Rosemont, this attached bi-level with a suite epitomizes inner-city living amidst serene surroundings. Step into the recently upgraded kitchen on the main level, featuring stainless steel appliances that infuse contemporary flair into your culinary adventures. Vintage built-in cabinets in the adjacent dining room add a touch of nostalgia, while vaulted ceilings create an open, airy ambiance. Completing this level are two generous bedrooms and an upgraded 4-piece bathroom, offering both style and functionality. Original hardwood flooring and neutral paint throughout evoke timeless elegance, while main level laundry adds practicality to daily routines. Descend to the basement suite, where laminate floors and in-suite laundry amplify comfort and convenience. The spacious kitchen/living area provides functional space, while the bedroom boasts a walk-in closet and ample natural light through a large egress window. A 3-piece bathroom ensures privacy and comfort for guests or tenants. This meticulously maintained home boasts a plethora of upgrades, including a 2021 roof replacement, newer furnace and hot water tank, upgraded bathrooms and kitchen, vinyl windows, and an architectural front door, ensuring enduring style and functionality. Outside, relish breathtaking views of the lush green space adorned with mature trees, offering a serene backdrop for relaxation and outdoor pursuits. Proximity to Confederation Park, schools, and shopping amenities further







enhances the allure of this remarkable property. Don't let this opportunity slip away. Schedule a viewing today and immerse yourself in the perfect blend of comfort, convenience, and natural beauty that Rosemont has to offer!

#### Built in 1962

#### **Essential Information**

MLS® # A2128935 Price \$560,000 Sold Price \$595,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 1,011

Square Footage 1,011 Acres 0.07 Year Built 1962

Type Residential

Sub-Type Semi Detached

Style Bi-Level, Side by Side

Status Sold

## **Community Information**

Address 41a Rosetree Road Nw

Subdivision Rosemont
City Calgary
County Calgary
Province Alberta
Postal Code T2K 1M8

#### **Amenities**

Parking Spaces 2

Parking Pad, Single Garage Attached

#### Interior

Interior Features Vaulted Ceiling(s), Vinyl Windows

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof See Remarks

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 3rd, 2024
Date Sold May 4th, 2024

Days on Market 1

Zoning R-C2 HOA Fees 0.00

## **Listing Details**

Listing Office MaxWell Capital Realty

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