

\$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
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	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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