

\$750,000 - 26 Rosscurn Crescent Sw, Calgary

MLS® #A2133684

\$750,000

1 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

OPEN HOUSE SATURDAY MAY 26TH

130-330 PM.. Prepare to be amazed when you come and look at this house, the original owners have made so many interesting improvements to the house over the years that it will take you a while to take it all in. It is such a solidly built house with a lot of very unique touches both inside and outside the house with a whole pile of built ins. I know that you will enjoy the attached sun room and the sunny living room looking onto the park plus the very efficient kitchen and dining room. The whole house is in fantastic shape and the back yard and attached buildings all have a purpose which the original owners made great use of and we hope that you will too. The location is fabulous, looking onto a beautiful park and sitting in a very quiet cul de sac surrounded by wonderfully well kept homes, close to transportation on Bow Trail and really close to Edworthy Park and a quick trip into downtown. Check out the covered outdoor kitchen, heated shop, green house, double garage, gazebo, every square inch of the back yard that has a story to tell including the pond and all the bird houses that adorn the impressive fence. So many little touches everywhere it is so hard to describe it all. This fine home has had quite a few upgrades in the past little while, fresh paint, hot water tank, shingles on the house that are approx. 3 years old, metal soffits, etc. It is in great shape. Whatever you are looking for this could be the house for you, investment, redevelopment,



renovations and or just for your own enjoyment, I am sure you will not be disappointed.

Built in 1958

Essential Information

MLS® #	A2133684
Price	\$750,000
Sold Price	\$720,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	26 Rosscurn Crescent Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3c 2n5

Amenities

Parking Spaces	2
Parking	Aggregate, Alley Access, Double Garage Attached, Driveway, Garage Faces Rear, Heated Garage, Workshop in Garage

Interior

Interior Features	Bookcases, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Storage, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Freezer, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer, Window

	Coverings
Heating	Mid Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Built-in Barbecue, Covered Courtyard, Outdoor Grill, Outdoor Kitchen, Private Yard, Storage
Lot Description	Back Lane, Backs on to Park/Green Space, Gazebo, Low Maintenance Landscape, Landscaped, Standard Shaped Lot, Yard Lights, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2024
Date Sold	June 4th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Calgary West Realty
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