

\$875,000 - 47 Rosetree Road Nw, Calgary

MLS® #A2146455

\$875,000

5 Bedroom, 2.00 Bathroom, 1,201 sqft

Residential on 0.14 Acres

Rosemont, Calgary, Alberta

Meticulously maintained, this family home has 2,266 sf of developed space in the sought after community of Rosemont. Timeless oak flooring on main, gas fireplace in living room. Newer kitchen has stainless steel appliances & granite counters. Updated windows offer an abundance of natural light throughout. Air Conditioned & Central Vacuum System. Main floor has 3 good sized bedrooms, bathroom has a claw foot tub & large glassed-in shower. The lower level offers, family room, 2 bedrooms (1 with egress window), 4-pc bathroom and plenty of storage areas. Enjoy the view of the large green space across the street from the living/dining rooms. This home has a total of 3+2 bedrooms, 2 full bathrooms, double garage, private yard with patio and more. Close to Rosemont Elementary School, UofC, SAIT, Confederation Park, and shopping. Easy access to downtown from 10th and 14th by car or take Bus Route 5. Confederation Park offers year round fun, picnic areas, toboggan hills, cycle paths, tennis courts, baseball diamonds, flower/rock garden, wetland, playground and more! It's easy to view 47 Rosetree Road NW.

Built in 1958

Essential Information

MLS® # A2146455

Price \$875,000



Sold Price	\$830,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	47 Rosetree Road Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1M8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached

Interior

Interior Features	No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Sloped

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2024
Date Sold	July 19th, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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