

\$539,900 - 1212a Rosehill Drive Nw, Calgary

MLS® #A2153763

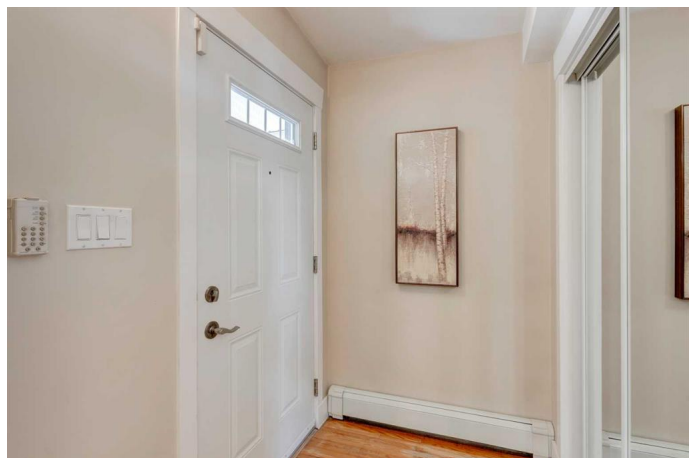
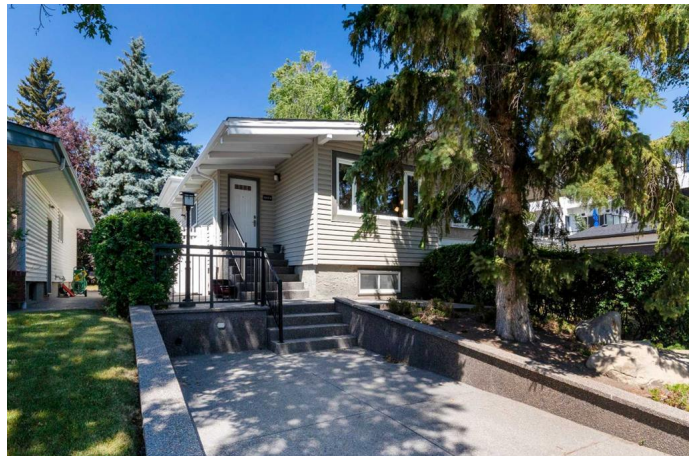
\$539,900

2 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.08 Acres

Rosemont, Calgary, Alberta

Updated and very well maintained property located on a quiet street just steps from Confederation Park. The exterior of this property has been updated (2012 to 2017) with siding, soffits, eavestroughs, windows, roofing, vinyl fence, and exposed aggregate driveway and sidewalks. The bright, open main level has hardwood flooring, sloped ceilings with ceiling beam details in the living and dining area, and many large windows. The living room is located at the front of the house with views of the trees in the front yard. The living room opens onto the dining area, which is adjacent to the kitchen. The updated kitchen features white cabinets, plenty of counter space, a tiled back splash and pot lights. The primary bedroom is 2 steps up from kitchen/living room/dining room. An opening was created in the wall between the 2 original bedrooms to make one large primary bedroom, and this wall could be added back to separate this into 2 bedrooms. The spacious four piece bathroom completes this main level. The fully finished lower level includes a very large bedroom, family room, flex space, full bathroom, laundry area, and utility/storage room. Hot water tank replaced in 2021 and an updated 100 amp electrical panel. The side entrance to the house takes you directly to the stairs to go upstairs and down. The lovely private backyard offers a concrete patio, garden full of beautiful perennials, mature trees, a storage shed, and is fully fenced with a low maintenance updated vinyl fence.



Convenient and quiet location just steps from Confederation Park, Rosemont School, and public transportation. Great access to major roadways,, SAIT, grocery stores, many other amenities and quick access to downtown. Come and check out what this well kept home and the friendly community of Rosemont has to offer!

Built in 1958

Essential Information

MLS® #	A2153763
Price	\$539,900
Sold Price	\$547,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	965
Acres	0.08
Year Built	1958
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	1212a Rosehill Drive Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1M1

Amenities

Parking Spaces	1
Parking	Driveway, Off Street

Interior

Interior Features	Built-in Features, Ceiling Fan(s), See Remarks, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle, Flat, Other
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	August 16th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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