

\$1,399,000 - 36 Roselawn Crescent Nw, Calgary

MLS® #A2160440

\$1,399,000

4 Bedroom, 2.00 Bathroom, 1,306 sqft

Residential on 0.20 Acres

Rosemont, Calgary, Alberta

Rare Opportunity in Rosemont

This is a unique chance to own a property that has never before been on the market! Nestled in the highly desirable neighbourhood of Rosemont, this charming 4-bedroom, 4-level split is a gem with original owners and incredible potential. Situated on a massive lot, 98-foot frontage x 145 ft deep, it is located on a quiet, tree-lined street directly across from Confederation Park with beautiful park views. It offers quick access to 14th St for short commutes downtown, easy access out of town, blocks to SAIT and The Calgary Winter Club. Access to the city's scenic path system though Confederation park is literally across the street. Golf, tennis and playgrounds are just steps away.

Whether you're looking to renovate or build your dream home, this property provides the perfect canvas. Enjoy a prime location that's just minutes away from top-rated schools and shopping, making this a rare find in a coveted community.

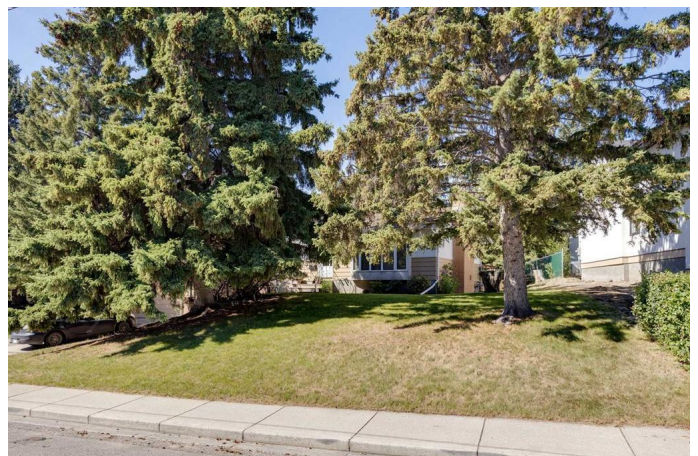
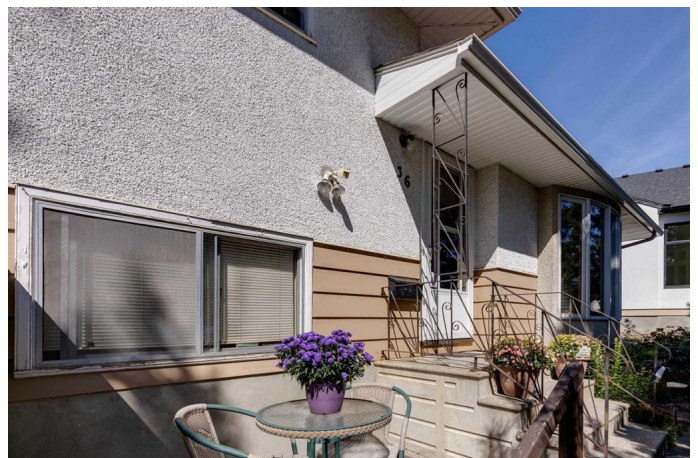
Don't miss your chance to secure this exceptional piece of real estate in Rosemont!

Built in 1959

Essential Information

MLS® #

A2160440



Price	\$1,399,000
Sold Price	\$1,400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,306
Acres	0.20
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	36 Roselawn Crescent Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K1K6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway

Interior

Interior Features	No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Irregular Lot, Landscaped, Many Trees, Pie Shaped Lot, Sloped Up
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Block, Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Date Sold	September 4th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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