

\$779,900 - 1311 Rosehill Drive Nw, Calgary

MLS® #A2169906

\$779,900

4 Bedroom, 2.00 Bathroom, 1,164 sqft

Residential on 0.14 Acres

Rosemont, Calgary, Alberta

IMAGINE THE POSSIBILITIES!! Great inner city bungalow in beautiful ROSEMONT! A 55 x 110 ft lot zoned (R-CG). On the main floor, this gem offers 3 spacious bedrooms, an updated kitchen and an upgraded 4 piece main floor bathroom. Gleaming hardwood floors throughout and pride of ownership is evident! A side entrance leads downstairs to more great living space. A secondary suite potential with city permits (illegal currently)

offers kitchenette, 2 piece bath and bedroom with large flex/tv gaming area. You will also find plenty of storage with a spectacular cold room for all your canning or wine making hobbies. The amazing south facing back yard is fully fenced and great for those BBQ hosting evenings. Enjoy the oversized single garage and a large RV pad. This location is spectacular, surrounded by many upper style homes close to the lush Confederation Park. Also close to all levels of schools, golf course, shopping, and a short commute to the University, SAIT, and the downtown core. Truly a great property that will not last...come have a look before it is gone!



Built in 1959

Essential Information

MLS® #	A2169906
Price	\$779,900
Sold Price	\$747,000

Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,164
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1311 Rosehill Drive Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1M3

Amenities

Parking Spaces	5
Parking	Off Street, Parking Pad, Single Garage Detached

Interior

Interior Features	Laminate Counters, No Smoking Home, See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer Stacked, Electric Cooktop, Electric Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 16th, 2024
Date Sold	October 22nd, 2024
Days on Market	6
Zoning	(R-CG)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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