

1303 Rosehill Drive NW
Calgary, Alberta

MLS # A2227230



\$635,000

Division:	Rosemont		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	900 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Primary Downstairs, Separate Entrance, Storage, Wood Counters		

Inclusions: Shed, Wall Fireplace

TOP NOTCH INNER CITY LOCATION | ON TREND & ON BUDGET! SOUGHT-AFTER Community of ROSEMONT! This VIBRANT community has it all. Perfectly situated just steps from Confederation Park & surrounded by million-dollar homes. Rosemont Elementary School is just down the street & the area is rich with nearby amenities including shops, restaurants, schools & scenic walking paths through Confederation & Nose Hill Park. Commuting is a breeze with quick access to 14th Street, 10th Street & Northmount Dr NW, all of which connect efficiently to 16th Ave & Crowchild Trail. IN UNDER 15 minutes, you can reach the University of Calgary, SAIT, Downtown Core, North Hill Mall, Alberta Children's & Foothills Hospitals, the Airport & more. Beautifully renovated bungalow with 3 bedrooms & 2 full bathrooms. This charming home has been thoughtfully updated throughout. Featuring timeless gorgeous original hardwood flooring, a bright & spacious living space & renovated kitchen offers the perfect blend of character & functionality. The dining area opens onto a large side deck through patio doors, leading to a private backyard sunny south retreat with both upper & lower spaces - ideal for relaxing or entertaining on summer days. fully developed basement includes two additional bedrooms, a second full bathroom with heated floors, a rec room & plenty of storage space. Lots of room for parking with a front driveway, or take advantage of the opportunity to build a double car garage in the rear. The value of this location cannot be overstated - this charming, versatile home truly has it all. This is your chance to own prime real estate near Confederation Park. Opportunities in this community are rare & this is a solid, move-in ready home that checks all the boxes!