

# \$975,000 - 44 Rosevale Drive Nw, Calgary

MLS® #A2215908

**\$975,000**

4 Bedroom, 3.00 Bathroom, 1,299 sqft

Residential on 0.21 Acres

Rosemont, Calgary, Alberta

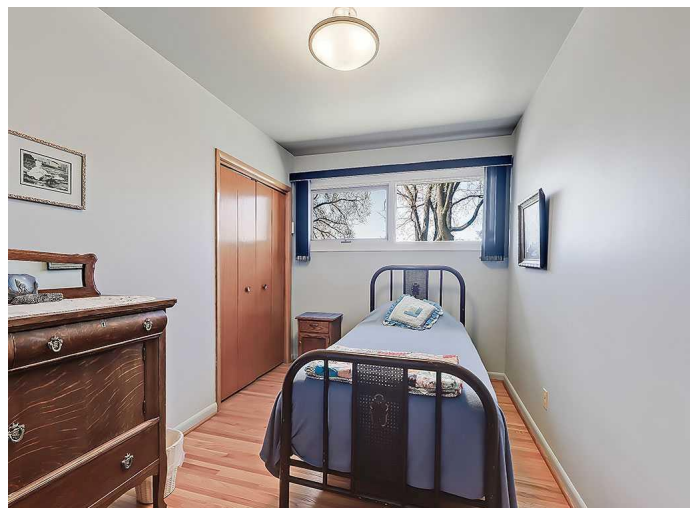
After 50 years of ownership, this meticulously and lovingly maintained 3-bedroom bungalow is now on the market!

This property is one-of-a-kind. With a uniquely large reverse-pie lot (over 9100 square feet) it provides all the conveniences of inner-city living while experiencing the privacy, quiet, and established beauty of this little gem of a neighbourhood.

The value of the location alone cannot be over-stated. It is steps from Confederation Park and is quietly situated in the desirable neighbourhood of Rosemont. The Rosemont Elementary school is just across the street and the south-facing living room looks onto a green space. It is 6 minutes to both the University of Calgary and the Southern Alberta Institute of Technology. It is 12 minutes to the Calgary Tower and City Centre. It is minutes away from the North Hill Mall, 16th Avenue, and the Calgary Winterclub.

Inside, you will find original hardwood, finished in 1990. The bright kitchen nook overlooks a built-in sunroom backing onto the north/northeast facing backyard. The basement is developed with one bedroom, a three-piece bathroom, a large office area, and recreation room with ample built-in closet storage.

Easily accessed from the back alley are two oversized double garages with a breezeway in-between, making for a total of 1100 square feet. Beside the garages is a large RV



parking space. Along with all of this parking and/or workshop space, the large yard is beautifully landscaped with numerous raised planters and a lovely deck adjacent to the house.

There is a restricted covenant on title, meaning that building in this area is restricted to single family dwellings with attached or unattached garages.

Built in 1959

### **Essential Information**

MLS® #	A2215908
Price	\$975,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.21
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	44 Rosevale Drive Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1N5

### **Amenities**

Parking Spaces	4
Parking	Garage Faces Rear, Quad or More Detached, On Street

### **Interior**

Interior Features	Natural Woodwork, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas, Wall Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Gas Grill
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	45
Zoning	R-C1

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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