



1303 Rosehill Drive Calgary Alberta

\$635,000

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! (id:6769)

Recreational, Games room 3.25 M x 4.57 M

Bedroom 3.23 M x 3.85 M

Bedroom 3.23 M x 3.11 M

4pc Bathroom 2.22 M x 2.38 M

Storage 1.58 M x 2.84 M

Living room 5.89 M x 5.63 M

Kitchen 3.16 M x 4.01 M

Dining room 2.79 M x 4.01 M

Bedroom 2.80 M x 3.88 M

4pc Bathroom 1.51 M x 2.43 M

Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net