



# 19 Rosery Drive Calgary Alberta

\$849,900

Fantastic 7300ft2 pie shaped lot, perfect for a new walkout build on prestigious Rosery Drive, a street filled with multi-million dollar homes. The property has numerous mature trees, shrubs and hedges, has an east backyard exposure and is only steps away from Centennial Park. The home is a comfortable 4 level split that has been maintained but is in mostly original condition. The main bath upstairs was redone 4 years ago and the shingles were replaced in 2015. The home is developed on all levels with three bedrooms upstairs including a large primary bedroom with a walkin closet. All three bedrooms have the original oak hardwood flooring in good condition. There is a 1/2 bath off the back entrance with laundry here as well. Relax in the comfortable living room with views to the backyard. Lane access would allow for a double detached garage as well as front drive access for an attached garage. First time on the market in almost 50 years- EXCELLENT VALUE!! (id:6769)

Primary Bedroom 15.83 Ft x 11.00 Ft  
 Bedroom 10.67 Ft x 10.67 Ft  
 Bedroom 10.67 Ft x 9.25 Ft  
 4pc Bathroom 12.17 Ft x 5.00 Ft  
 Recreational, Games room 19.25 Ft x 19.92 Ft

Family room 15.75 Ft x 12.83 Ft  
 Dining room 8.83 Ft x 14.75 Ft  
 Kitchen 10.58 Ft x 11.75 Ft  
 2pc Bathroom 3.92 Ft x 5.33 Ft  
 Living room 21.33 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX REAL ESTATE  
 (MOUNTAIN VIEW)

<http://rudyspiess.com/>

**RE/MAX**

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

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