1228 Rosehill Drive Calgary Alberta

$899,900

Imagine the Possibilities in the Heart of Rosemont! Welcome to this charming inner-city bungalow situated on a generous 55 x 110 ft lot zoned R-CG, offering incredible potential in one of Calgary's most desirable communities. Whether you're looking for a move-in ready home, a renovation project, or a future redevelopment opportunity, this property checks all the boxes. The main floor features three spacious bedrooms, a cozy kitchen, and a beautifully upgraded four-piece bathroom. Hardwood floors run throughout the main floor of this home, showcasing the pride of ownership that has been maintained over the years. A convenient side entrance leads to the fully developed lower level, which offers even more functional living space. Here you'll find an additional bedroom, a three-piece bathroom, a large family room, and plenty of storage, making it ideal for guests or extended family. Some notable upgrades in the last couple of years: Alley paved in 2025, all roofs (house/garage/shed) done with Class 4 hail resistant shingles, new rear yard deck, new soffit, attic sealed and re-insulated to R50, new bathtub and surround in main bath, new toilets in main bath and ensuite, new kitchen countertops and sink, new 20'x 8' garage door and opener, main water shut off valve replaced. Step outside to enjoy the new deck, perfect for summer evenings, entertaining, or simply relaxing while overlooking the spacious backyard. There's plenty of room for kids, pets, or future landscaping projects. Car enthusiasts and hobbyists will love the oversized detached double garage, which is heated and insulated--perfect for vehicles, a workshop, or storing your favourite toys. Additional parking is available with a pad beside the garage and a front driveway, providing excellent flexibility for multiple vehicles. The location is truly exceptional. Surrounded by beautiful upscale homes and just m...

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Family room 25.75 Ft x 17.50 Ft	Kitchen 11.50 Ft x 9.33 Ft
Bedroom 11.75 Ft x 11.33 Ft	Primary Bedroom 12.75 Ft x 10.92 Ft
3pc Bathroom 9.83 Ft x 8.42 Ft	2pc Bathroom 2.92 Ft x 5.50 Ft
Storage 11.25 Ft x 11.67 Ft	4pc Bathroom 10.33 Ft x 7.00 Ft
Living room 13.25 Ft x 17.17 Ft	Bedroom 10.33 Ft x 8.00 Ft
Dining room 11.42 Ft x 8.50 Ft	Bedroom 13.67 Ft x 9.75 Ft

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