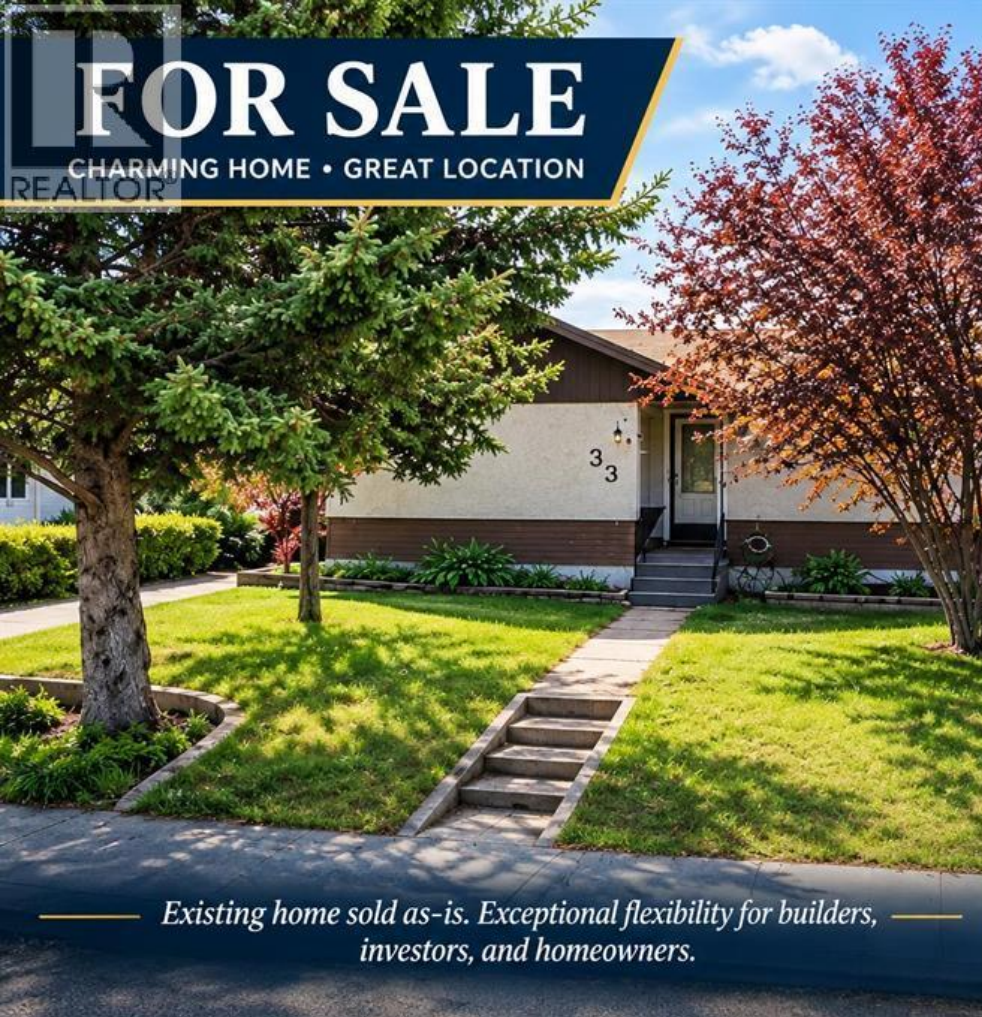




FOR SALE

CHARMING HOME • GREAT LOCATION

Existing home sold as-is. Exceptional flexibility for builders, investors, and homeowners.

Existing Home with Infill Potential



**33 Rossdale Rd SW,
Rosscarrock**



R-C2 Zoning

supports single, duplex, or contextual infill



Large 6,000 sq ft Lot

ideal for premium redevelopment



3 Bed • 1 Bath

existing home livable, income-ready, flexible



Prime Inner-City Location

near downtown, 4 schools, Edworthy Park, Westbrook, Westbrook LRT & Mall



Back Alley Access

enables side-by-side infill, townhomes, or secondary suite (City approval required)



Architect Plans Included

fully paid, ready for custom builder vision

33 Rossdale Road Calgary Alberta

\$789,000

Click brochure link for more details. Positioned in Calgary's vibrant Rosscarrock community, this existing home R-CG sits on a large 6,000 sqft lot near upscale new builds. With 3 bedrooms and 2 bathrooms, the existing home is immediately livable and income-ready, while also presenting itself as a compelling opportunity for premium infill or multi-unit redevelopment in one of Calgary's most dynamic inner-city corridors (pending permits and approvals). Therefore, the versatility of the home provides exceptional flexibility for builders, investors, and homeowners alike. Minutes from downtown, 4 schools, Edworthy Park, Westbrook LRT Station, and Westbrook Mall, this exceptional Rosscarrock property has attractive rental potential and zoning that supports contextual single/duplex infill (pending permits and approvals) - a rare chance to secure a parcel in one of Calgary's fastest-growing inner-city corridors. With back alley access, this property brings seamless potential for side-by-side infill, townhouses, legal secondary suite or future development opportunities, upon approval by the City. Additionally, this property includes a fully paid architect, perfect for prospective builders and developers alike to design a completely custom home as part of their vision. (id:6769)

Furnace 13.92 Ft x 11.42 Ft

Other 3.33 Ft x 3.17 Ft

Living room/Dining room 15.50 Ft x 15.83 Ft

Kitchen 11.33 Ft x 15.00 Ft

Foyer 3.75 Ft x 5.25 Ft

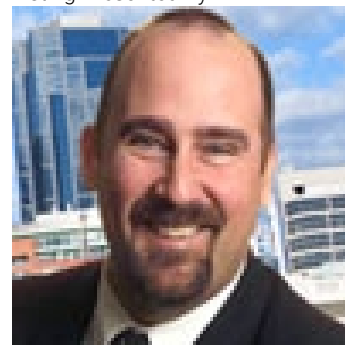
Bedroom 11.75 Ft x 7.92 Ft

4pc Bathroom 7.92 Ft x 4.83 Ft

Primary Bedroom 11.67 Ft x 11.67 Ft

Bedroom 8.17 Ft x 11.33 Ft

Listing Presented By:



Originally Listed by:
Honestdoor Inc.

<https://www.honestdoor.com/>

RE/MAX Realty Professionals

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