

# \$635,000 - 1303 Rosehill Drive Nw, Calgary

MLS® #A2227230

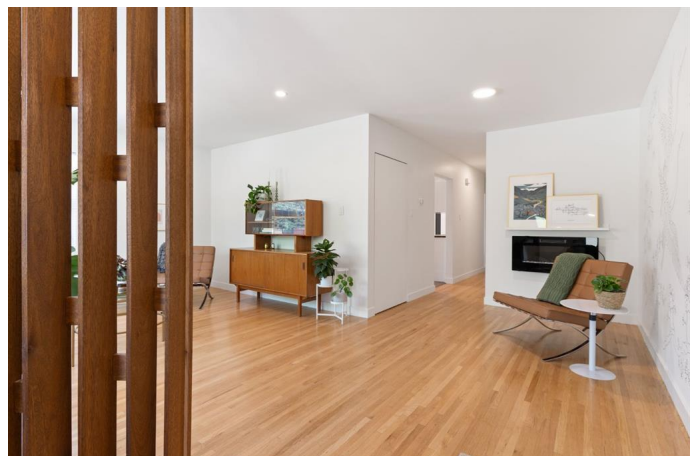
**\$635,000**

3 Bedroom, 2.00 Bathroom, 900 sqft

Residential on 0.07 Acres

Rosemont, Calgary, Alberta

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!

Built in 1959

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2227230               |
| Price          | \$635,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 900                    |
| Acres          | 0.07                   |
| Year Built     | 1959                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1303 Rosehill Drive Nw |
| Subdivision | Rosemont               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2K 1M3                |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Master Downstairs, Separate Entrance, Storage, Wood Counters |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|

|              |                                                         |
|--------------|---------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating      | Forced Air                                              |
| Cooling      | None                                                    |
| Has Basement | Yes                                                     |
| Basement     | Exterior Entry, Finished, Full                          |

## Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage                                                    |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Wood Frame                                                                                         |
| Foundation        | Poured Concrete                                                                                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 9              |
| Zoning         | R-CG           |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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