

**44 Rosevale Drive NW**  
**Calgary, Alberta**
**MLS # A2215908**

**\$975,000**

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,299 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Faces Rear, On Street, Quad or More Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas, Wall Furnace	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	28-24-1-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, No Animal Home, No Smoking Home		

**Inclusions:** Refrigerator in basement

After 50 years of ownership, this meticulously and lovingly maintained 3-bedroom bungalow is now on the market! This property is one-of-a-kind. With a uniquely large reverse-pie lot (over 9100 square feet) it provides all the conveniences of inner-city living while experiencing the privacy, quiet, and established beauty of this little gem of a neighbourhood. The value of the location alone cannot be over-stated. It is steps from Confederation Park and is quietly situated in the desirable neighbourhood of Rosemont. The Rosemont Elementary school is just across the street and the south-facing living room looks onto a green space. It is 6 minutes to both the University of Calgary and the Southern Alberta Institute of Technology. It is 12 minutes to the Calgary Tower and City Centre. It is minutes away from the North Hill Mall, 16th Avenue, and the Calgary Winterclub. Inside, you will find original hardwood, finished in 1990. The bright kitchen nook overlooks a built-in sunroom backing onto the north/northeast facing backyard. The basement is developed with one bedroom, a three-piece bathroom, a large office area, and recreation room with ample built-in closet storage. Easily accessed from the back alley are two oversized double garages with a breezeway in-between, making for a total of 1100 square feet. Beside the garages is a large RV parking space. Along with all of this parking and/or workshop space, the large yard is beautifully landscaped with numerous raised planters and a lovely deck adjacent to the house. There is a restricted covenant on title, meaning that building in this area is restricted to single family dwellings with attached or unattached garages.