

51 Rosewood Road NW
Calgary, Alberta

MLS # A2252127



\$789,000

Division:	Rosemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	976 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Many Trees		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Jetted Tub		

Inclusions: Pool Table if buyer wants to keep.

Welcome to this well maintain matured treed bungalow home in very desirable and sought after Rosemont. Large 115' x 55' lot. Enter into the large living room. The functional kitchen with granite counter tops, plenty of cabinet space, all black appliances and tile floor with in-floor heating. The tiled back entry way with in-floor heating, leads out onto the large stone patio and large yard. The basement is fully complete with dricore subfloor and 3rd bedroom and 4-piece bath with jetted tub and standup shower. Walking distance to Confederation Park, SAIT and easy access to transit. This would be a great home for lasting memories or also great investment property due to proximity to SAIT and LRT access to U of C or opportunity to build your dream home! Sewer line from city road to foundation was replaced 2024 by city. Book your showing today!