$635,000 - 1303 Rosehill Drive Nw, Calgary
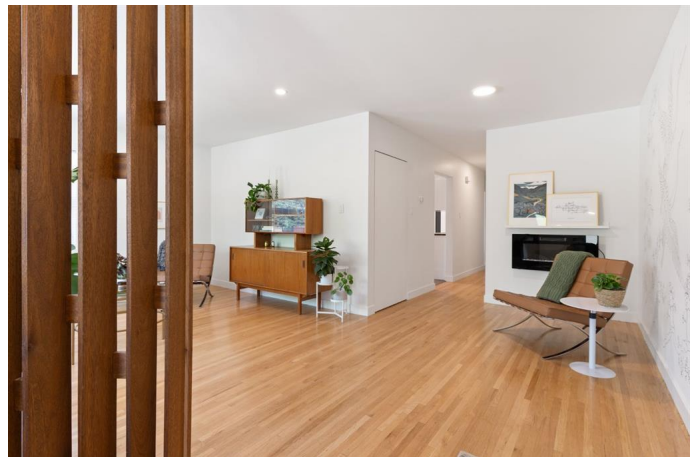
MLS® #A2227230

$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 Childrenâ€™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	20
Zoning	R-CG

Listing Details

Listing Office	Century 21 Masters