



GRASSROOTS
REALTY GROUP

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71 Rosery Drive NW
Calgary, Alberta

MLS # A2263718



\$1,399,900

Division:	Rosemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,195 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: None

One of the best location and street in the community of Rosemont. This premier location backs onto the gorgeous Confederation Park with a sunny south exposure. The lot measures 55'x120' with a RC-G zoning. This home is first-time on the market and retains most of it's charm and character. Each of the rooms is huge in size with a total of four bedrooms and a massive rec-room in the basement. On the main floor it has hardwood flooring underneath the carpets. This street is highly sought after; not too many lots and location left in this neighborhood like this. Incredible opportunity awaits you with this lot. All levels of schools including SAIT and U of Calgary and ease of access to all major roads and amenities. Don't miss out on this one; call for your private viewing today.