



**1333 Rosehill Drive NW
Calgary, Alberta**

MLS # A2302742



\$575,000

Division:	Rosemont		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	893 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Private, Sloped Up		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to Rosemont and this tastefully updated home with 3 bedrooms and 2 full bathrooms. Location is prime with access to great public schools, including U of C and SAIT, transit corridors, restaurants and retail. Simply hop on your bike or walk to Confederation Park, a 160 hectare urban oasis. The home has had many upgrades throughout the years, furnace 2018, roof 2012, new vinyl, windows(most) & doors 2000s. The kitchen was completely re-done in 2018 and features new cabinets, quartz countertops with undermount sink, and functional floating shelves. The original hardwood floor is in great shape and runs throughout the main floor including into the primary bedroom, which includes a closet organizer, the 2nd bedroom and upstairs laundry pair. The sliding doors open onto the South facing back yard, with handsome concrete patio and tiered low maintenance landscaping. The lower level has new luxury vinyl plank throughout and offers a good sized bedroom (with non egress window) full bathroom, massive family room, loads of storage and 2nd laundry pair. There is a separate side entrance for the basement and lots of street parking out front. Beautiful and quiet tree lined street with proximity to downtown making this a perfect place to call home.