



GRASSROOTS
REALTY GROUP

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21 Roseview Drive NW
Calgary, Alberta

MLS # A2329218



\$865,000

Division:	Rosemont		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,328 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Lev		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, No Smoking Home, Recessed Lighting, Vinyl Windows		

Inclusions: n/a

Welcome to 21 Roseview Drive NW—an exceptional opportunity to own a cherished piece of Rosemont’s architectural heritage on one of the community’s most prestigious tree-lined streets. This solidly built 1958 three-level split occupies a magnificent 7440 sq. ft. lot (62’ x 120’) in the heart of one of Calgary’s most walkable, family-focused inner-city communities. Featuring 1,328 square feet of above-grade living space, the home showcases a functional and bright layout with expansive living and dining areas, a well-appointed kitchen flowing to a private outdoor space, and three generous bedrooms upstairs including a spacious primary retreat. The fully developed basement delivers additional recreation space and laundry facilities, while the attached garage provides year-round convenience. Steps from Confederation Park’s extensive trail system, the Confederation Golf Course, and the vibrant Rosemont Community Hall, and just minutes from Rosemont School (K-6), the Winter Club, St. Paul’s Academy, SAIT, and the University of Calgary, this location offers unparalleled access to education, recreation, and community connection. Enjoy the perfect balance of established neighborhood tranquility and urban convenience with a short commute to downtown, nearby shopping, and transit options at your doorstep. With R-CG zoning and proximity to some of Calgary’s most beloved amenities, this property presents limitless potential - whether you envision a sophisticated renovation honoring the home’s mid-century roots or a custom rebuild in this coveted setting. There is ample room in the backyard for a oversized double detached garage. Don’t miss this rare chance to secure a legacy property where timeless community charm meets modern inner-city living.

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