



GRASSROOTS
REALTY GROUP

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1212 Rosehill Drive NW
Calgary, Alberta

MLS # A2335198



\$569,900

Division:	Rosemont		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	968 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Few Trees, Front Yard, Garden, Level, Rectangular Lot, Street Light		

Heating:	Boiler, Hot Water, Radiant	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Quartz Counters, Track Lighting		
Inclusions:	none		

Welcome to the highly desirable community of Rosemont, where exceptional value meets an unbeatable inner-city location. Just minutes from downtown and within walking distance to beautiful Confederation Park, this charming bungalow offers the perfect combination of comfort, convenience, and investment potential. Step inside to discover a bright and inviting open-concept main floor featuring timeless hardwood flooring and soaring vaulted ceilings in the living and dining rooms, creating an airy, spacious atmosphere. The updated kitchen is both stylish and functional, showcasing quartz countertops, stainless steel appliances, and ample cabinetry—ideal for everyday living and entertaining. The main level is completed by two generously sized bedrooms and an updated 4-piece bathroom featuring a quartz vanity, offering comfort and modern finishes throughout. The fully developed lower level features an illegal secondary suite with two additional bedrooms, a 4-piece bathroom, and a spacious living area, providing excellent flexibility for extended family, guests, or potential rental income. Recent updates include newer windows, brand-new window blinds in the basement living and dining areas, and a new boiler (2024) hot water heating system, providing comfort, efficiency, and peace of mind for years to come. Outside, you'll enjoy a private, fully fenced backyard with a rear parking pad, offering plenty of space for outdoor living, gardening, or future garage development. Perfectly situated near Confederation Park, SAIT, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, schools, shopping, transit, and major roadways, this home offers outstanding accessibility while enjoying the peaceful charm of one of Calgary's most established communities. Whether you're a first-time home buyer, investor, or looking to downsize without sacrificing

location, this is an exceptional opportunity to own in one of Calgary's most sought-after neighborhoods. Don't miss your chance to own this beautiful Rosemont home—schedule your private showing today!