



GRASSROOTS
REALTY GROUP

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33 Rossdale Road SW
Calgary, Alberta

MLS # A2338033



\$789,000

Division:	Rosscarrock		
Type:	Residential/House		
Style:	Bungalow		
Size:	959 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot, See Remarks		

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

Inclusions: Contact Seller Directly

Click brochure link for more details. Positioned in Calgary's vibrant Rosscarrock community, this existing home R-CG sits on a large 6,000 sqft lot near upscale new builds. With 3 bedrooms and 2 bathrooms, the existing home is immediately livable and income-ready, while also presenting itself as a compelling opportunity for premium infill or multi-unit redevelopment in one of Calgary's most dynamic inner-city corridors (pending permits and approvals). Therefore, the versatility of the home provides exceptional flexibility for builders, investors, and homeowners alike. Minutes from downtown, 4 schools, Edworthy Park, Westbrook LRT Station, and Westbrook Mall, this exceptional Rosscarrock property has attractive rental potential and zoning that supports contextual single/duplex infill (pending permits and approvals) — a rare chance to secure a parcel in one of Calgary's fastest-growing inner-city corridors. With back alley access, this property brings seamless potential for side-by-side infill, townhouses, legal secondary suite or future development opportunities, upon approval by the City. Additionally, this property includes a fully paid architect, perfect for prospective builders and developers alike to design a completely custom home as part of their vision.