



GRASSROOTS
REALTY GROUP

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21 Rossmere Road SW
Calgary, Alberta

MLS # A2338399



\$600,000

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,080 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, On Street, Parking Pad, Rear Drive, Unpaved		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Rectangular Lot		

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

Inclusions: Projector, projector screen, and surround sound system in basement (all being offered as is), shed in yard

OPEN HOUSE - Friday, October 9, 5PM-7PM - Nestled in the established inner-city community of Rosscarrock, this beautifully updated half duplex offers an inviting combination of thoughtful design, timeless finishes, and generous living space, creating a stylish and comfortable home designed for modern living. Situated on a desirable corner lot, this home offers approximately 2,000 sq. ft. of developed living space, providing an impressive amount of room for everyday living, entertaining, and relaxing. The bright and welcoming main level features updated flooring, including engineered hardwood, and a comfortable, functional layout. At the heart of the home is the beautifully updated kitchen, showcasing newer cabinetry, granite countertops, and a centre island that provides additional prep space and a natural gathering place. Designed with both everyday living and entertaining in mind, it's a space equally suited to quiet mornings at home or gathering with family and friends. Newer carpet, fresh interior paint, and updated lighting throughout add to the home's stylish and refreshed feel. Two comfortable bedrooms are located on the main floor, including a generously sized primary bedroom with room for a king-size bed, along with a stylish 4-piece bathroom. The fully developed lower level adds even more versatility and living space. Here you'll find a spacious bedroom retreat complemented by a 3-piece bathroom, separate laundry room, family/recreation area, abundant storage, and a dedicated home theatre room complete with an audio surround-sound system - the perfect setting for movie nights, relaxing at home, or entertaining friends. Step outside to a fully fenced backyard that feels like a private outdoor retreat, thoughtfully designed for both relaxation and entertaining. A spacious concrete patio provides plenty of room for outdoor dining, lounging,

and summer gatherings, while mature trees, raised garden beds, and generous lawn space create a peaceful and established setting. A detached storage shed provides practical outdoor storage, while the corner lot enhances the sense of openness and privacy. With rear alley access, there is also potential for a future detached garage. The location completes the package. Enjoy the convenience of being close to schools, parks, transit, and the LRT, with downtown Calgary only minutes away. The property's R-CG zoning provides additional flexibility and future potential. Thoughtfully updated and stylishly finished, this Rosscarrock home brings together comfort, character, and versatile spaces designed for everyday living, entertaining, and enjoying life at home. Come experience everything this Rosscarrock home has to offer and book your private showing today.