

# \$1,450,000 - 71 Rosery Drive Nw, Calgary

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MLS® #A2263718

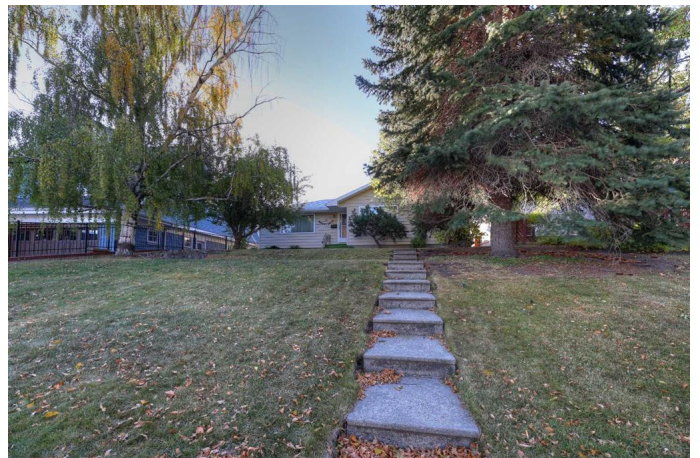
**\$1,450,000**

4 Bedroom, 2.00 Bathroom, 1,195 sqft

Residential on 0.15 Acres

Rosemont, Calgary, Alberta

One of the best location and street in the community of Rosemont. This premier location backs onto the gorgeous Confederation Park with a sunny south exposure. The lot measures 55'x117' with a RC-G zoning. This home is first-time on the market and retains most of it's charm and character. Each of the rooms is huge in size with a total of four bedrooms and a massive rec-room in the basement. On the main floor it has hardwood flooring underneath the carpets. This street is highly sought after; not too many lots and location left in this neighborhood like this. Incredible opportunity awaits you with this lot. All levels of schools including SAIT and U of Calgary and ease of access to all major roads and amenities. Don't miss out on this one; call for your private viewing today.



Built in 1959

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263718    |
| Price          | \$1,450,000 |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,195       |
| Acres          | 0.15        |
| Year Built     | 1959        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 71 Rosery Drive Nw |
| Subdivision | Rosemont           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2K 1L4            |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | No Smoking Home, Laminate Counters |
| Appliances        | Dishwasher, Window Coverings       |
| Heating           | Forced Air                         |
| Cooling           | None                               |
| Has Basement      | Yes                                |
| Basement          | Finished, Full                     |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                                                       |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                            |
| Construction      | Metal Siding                                                                                                                               |
| Foundation        | Poured Concrete                                                                                                                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-CG               |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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