

# \$860,000 - 59 Rosewood Road Nw, Calgary

MLS® #A2233628

**\$860,000**

3 Bedroom, 2.00 Bathroom, 1,189 sqft

Residential on 0.15 Acres

Rosemont, Calgary, Alberta

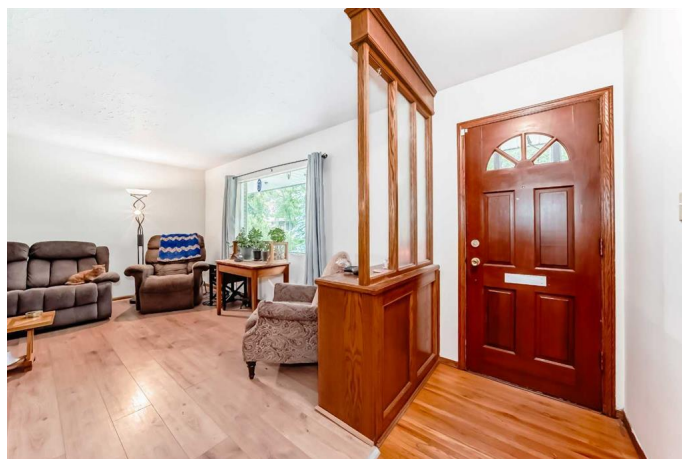
Welcome to 1189 sq ft of timeless charm in the heart of Rosemont, one of Calgary's most desirable and picturesque communities.

Nestled on a generous 6,329 sq ft lot, this well-built character bungalow offers incredible potential—whether you're looking to build your dream home or move in and enjoy as is. Situated on what many consider the most beautiful street in Rosemont, this home is just steps away from the serene Confederation Park, offering year-round natural beauty and recreational space. You're also only a short drive from the University of Calgary, Foothills Hospital, and downtown Calgary, making this location as convenient as it is stunning. The home features three spacious bedrooms, two full bathrooms, and a thoughtful layout that blends comfort with function. The oversized double detached garage provides ample space for parking, storage, or even a workshop. Whether you're a builder, an investor, or a homeowner seeking a unique property in a prime location, this is a rare opportunity you won't want to miss.

Built in 1958

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2233628  |
| Price     | \$860,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,189       |
| Acres          | 0.15        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 59 Rosewood Road Nw |
| Subdivision | Rosemont            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2K 1N3             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Granite Counters, Storage   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden  |
| Lot Description   | Back Lane, Back Yard, City Lot, Garden, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Stucco, Wood Frame, Wood Siding                  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 25              |
| Zoning         | R-CG            |

## **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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