

71 Rosery Drive NW
Calgary, Alberta

MLS # A2263718



\$1,450,000

Division:	Rosemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,195 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Metal Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

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.