

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

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MLS® #A2263718

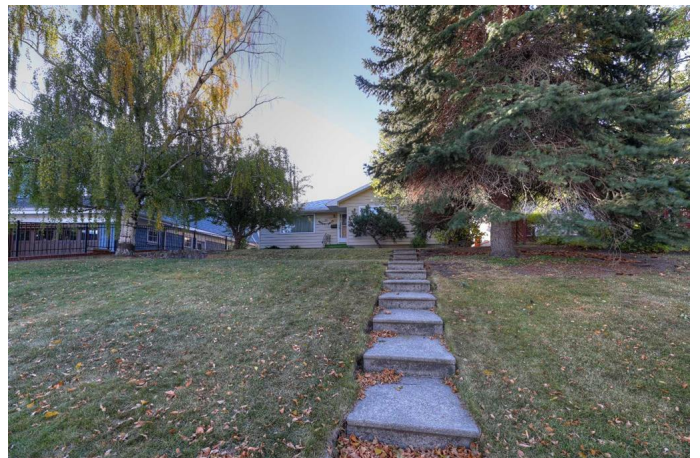
**\$1,450,000**

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	1
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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