

# \$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

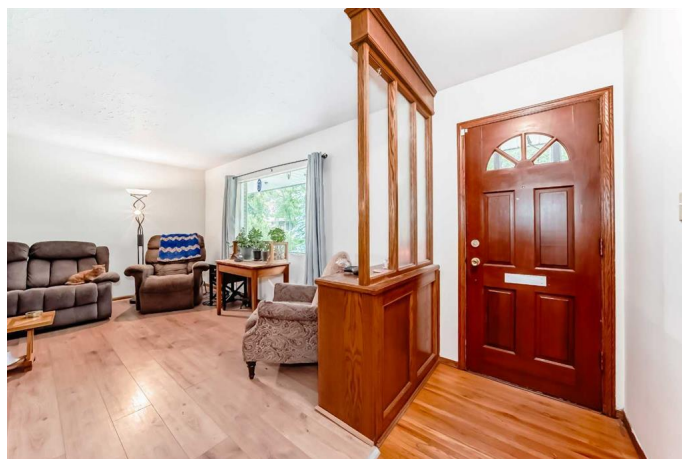
Welcome to 1189 sq ft of timeless charm in the heart of Rosemont, one of Calgary's most desirable and picturesque communities.

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	23
Zoning	R-CG

### **Listing Details**

Listing Office	TrustPro Realty
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