



**GRASSROOTS**  
REALTY GROUP

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**16 Roseview Drive NW**  
**Calgary, Alberta**

**MLS # A2246638**



**\$1,189,800**

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,531 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Double Vanity, Granite Counters, Wet Bar		

**Inclusions:** n/a

OPEN HOUSE 11:30 AM -1 PM SATURDAY, AUGUST 9TH & 1-4 PM SUNDAY, AUGUST 10TH. Welcome to this rare opportunity&ampmdasha stunning, fully renovated 5-bedroom, 3-bathroom bungalow on an expansive 9,211 sq ft lot in the highly sought-after inner-city community of Rosemont. Ideally located just 10 minutes from downtown and a short walk to Confederation Park, schools, SAIT, the U of C, shopping, and transit. Blending modern design with rustic charm, this home showcases cedar ceilings, refinished hardwood floors, granite countertops, and an abundance of natural light from large windows and multiple skylights. The stylish open-concept kitchen features rich wood cabinetry, dark granite countertops, and a textured stone tile backsplash that ties in beautifully with the home&rsquo;s earthy tones. At its heart is a spacious island with a built-in cooktop and oven, topped with sleek granite. A bold stainless steel range hood serves as a striking centerpiece, while a double undermount sink and coffee station complete the space. The warm wood-paneled ceiling with recessed lighting adds to the cozy, cabin-inspired ambiance, flowing seamlessly into the adjoining living and dining areas&ampmdashperfect for everyday living and entertaining. The main floor also includes a spacious living room, a bright dining area with skylights and a fireplace, and a beautifully appointed primary suite featuring a large walk-in closet and an elegant ensuite bathroom. The ensuite boasts earth-toned stone tiles, a mosaic accent wall, and a wood-panel ceiling with recessed lighting, creating a warm, spa-like retreat. Two additional bedrooms and a full main bathroom complete the upper level. The main bath is equally impressive, featuring a rich wood vanity, dark granite countertops, double sinks, and matching framed mirrors for a timeless, cohesive look. The

professionally developed basement with a separate entrance offers exceptional flexibility, featuring a spacious recreation room, a cozy family room with a custom concrete wet bar, two large bedrooms with egress windows, a full bathroom, and a well-equipped laundry/storage room—perfect for guests, teens, or multi-generational living. Set on a massive 61' x 127' private lot, the outdoor space is equally impressive: a fully fenced backyard with mature trees, a 700 sq ft organic garden, large patio, fire pit, heated & oversized single garage, and storage shed—perfect for enjoying the outdoors year-round. The gently sloped back lot offers the potential for a walkout basement! Notable upgrades include: • Furnace (2017) • Electrical panel • Hot water tank • Asphalt shingles & eavestroughs • Updated windows, and doors This move-in-ready gem combines location, lifestyle, and lasting value. Don't miss your chance to own this one-of-a-kind home in Rosemont! Check out the 3D Virtual Tour and book your viewing today!