



**25 Rossdale Road SW
Calgary, Alberta**

MLS # A2257395



\$725,000

Division:	Rosscarrock		
Type:	Residential/House		
Style:	Bungalow		
Size:	956 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential - Contextual
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

****ATTENTION INVESTORS, BUILDERS & DEVELOPERS!**** Outstanding inner-city development opportunity in sought-after Rosscarrock! Situated on 5998 sq ft, this 60 ft x 100 ft RCG-zoned lot - ideal for redevelopment, rental income, or a hold-and-build strategy. The existing 3-bedroom bungalow with full basement features a new roof, new deck, and a sunny south-facing backyard on a large lot. An oversized double garage with 220V power and attic storage offers excellent functionality and income potential. Unbeatable location - steps to the 45th Street LRT, minutes to downtown, and close to Westbrook Mall, Optimist Park, Edworthy Park, and top schools. Quick access to Bow Trail, 17th Ave SW, and Sarcee Trail ensures easy connectivity citywide. With supportive zoning, strong infrastructure, and future growth potential, this is a prime investment or redevelopment site in Calgary's vibrant inner city. DP plan available upon request.