



GRASSROOTS
REALTY GROUP

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25 Rossdale Road SW
Calgary, Alberta

MLS # A2257395



\$750,000

Division:	Rosscarrock		
Type:	Residential/House		
Style:	Bungalow		
Size:	956 sq.ft.	Age:	1959 (66 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached, Driveway		
Lot Size:	1.48 Acres		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, 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 DEVELOPERS, BUILDERS AND INVESTORS !!60 FOOT FRONTAGE!! 100 FOOT DEPTH!! Prime Inner City lot with approved DP for an infill. Excellent investment opportunity and/or holding property for future redevelopment. Located in the heart of Rosscarrock on a quiet street within walking distance to schools, parks, Shaganappi Golf Course, C-Train, Westbrook Shopping Mall, Edworthy Park and much more. Excellent location.