



**1228 Rosehill Drive NW  
Calgary, Alberta**

**MLS # A2293038**



**\$899,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Rosemont                                |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | Bungalow                                |               |                   |
| <b>Size:</b>     | 1,200 sq.ft.                            | <b>Age:</b>   | 1959 (67 yrs old) |
| <b>Beds:</b>     | 4                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Parking Pad     |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Sloped |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Pantry, Storage |                   |      |

**Inclusions:** Storage shed

Imagine the Possibilities in the Heart of Rosemont! Welcome to this charming inner-city bungalow situated on a generous 55 x 110 ft lot zoned R-CG, offering incredible potential in one of Calgary's most desirable communities. Whether you're looking for a move-in ready home, a renovation project, or a future redevelopment opportunity, this property checks all the boxes. The main floor features three spacious bedrooms, a cozy kitchen, and a beautifully upgraded four-piece bathroom. Hardwood floors run throughout the main floor of this home, showcasing the pride of ownership that has been maintained over the years. A convenient side entrance leads to the fully developed lower level, which offers even more functional living space. Here you'll find an additional bedroom, a three-piece bathroom, a large family room, and plenty of storage, making it ideal for guests or extended family. Some notable upgrades in the last couple of years: Alley paved in 2025, all roofs (house/garage/shed) done with Class 4 hail resistant shingles, new rear yard deck, new soffit, attic sealed and re-insulated to R50, new bathtub and surround in main bath, new toilets in main bath and ensuite, new kitchen countertops and sink, new 20'x 8' garage door and opener, main water shut off valve replaced. Step outside to enjoy the new deck, perfect for summer evenings, entertaining, or simply relaxing while overlooking the spacious backyard. There's plenty of room for kids, pets, or future landscaping projects. Car enthusiasts and hobbyists will love the oversized detached double garage, which is heated and insulated—perfect for vehicles, a workshop, or storing your favourite toys. Additional parking is available with a pad beside the garage and a front driveway, providing excellent flexibility for multiple vehicles. The location is truly exceptional. Surrounded by beautiful

upscale homes and just moments from the scenic walking paths of Confederation Park, this neighbourhood offers a peaceful setting with quick access to everything the city has to offer. You'll also appreciate being close to excellent schools, golf courses, shopping, and major institutions like University of Calgary and Southern Alberta Institute of Technology, with an easy commute to downtown Calgary. This is a rare opportunity to own a fantastic property in a highly sought-after inner-city location. Don't miss your chance—properties like this in Rosemont don't last long. Book your showing today!