

# \$1,099,000 - 15 Roselake Street Nw, Calgary

MLS® #A2225395

**\$1,099,000**

3 Bedroom, 1.00 Bathroom, 1,197 sqft

Residential on 0.17 Acres

Rosemont, Calgary, Alberta

Builders, Investors, Developers! Here's your chance to create your next masterpiece in the heart of Rosemont, just steps away from the beauty and recreation of Confederation Park!

Nestled on a generous 56' x 130' lot on a quiet, tree-lined street, this well-maintained never before listed inner-city bungalow offers exceptional potential—whether you're looking to renovate, build new, or invest in a prime piece of Calgary real estate.

**Location Perks:** Steps to Confederation Park, offering year-round amenities: walking and biking trails, toboggan hills, tennis courts, baseball diamonds, gardens, picnic areas, minutes from the Calgary Winter Club, Close to top-rated schools, parks, shopping, and easy access to downtown. **Property Highlights:** First time ever on the market, Spacious 3-bedroom main floor with abundant natural light from large windows, beautifully updated kitchen featuring newer cabinetry and appliances, tastefully updated main bathroom, lower level offers two additional rooms plus a large rec/family room, laundry, and ample storage, oversized backyard—ideal for expansion, entertaining, or a custom garden oasis, single detached garage + ample street parking.

Whether you're a builder, developer, or homeowner looking to customize your dream space, this lot and location can't be beat. Opportunities in this community don't come around often, schedule your private showing



today!

Built in 1959

### Essential Information

MLS® #	A2225395
Price	\$1,099,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,197
Acres	0.17
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	15 Roselake Street Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1L1

### Amenities

Parking Spaces	1
Parking	Alley Access, Garage Faces Rear, Off Street, On Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete



**Additional Information**

Date Listed	May 29th, 2025
Days on Market	20
Zoning	R-CG

**Listing Details**

Listing Office	The Real Estate District
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