

# \$770,000 - 59 Rosewood Road Nw, Calgary

MLS® #A2261569

**\$770,000**

3 Bedroom, 2.00 Bathroom, 1,189 sqft

Residential on 0.01 Acres

Rosemont, Calgary, Alberta

Welcome to 1189 sq ft of timeless charm in the heart of Rosemont, one of Calgary's most desirable and picturesque communities.

Nestled on a generous 6,329 sq ft lot, this well-built character bungalow offers incredible potential—whether you're looking to build your dream home or move in and enjoy as is. Situated on what many consider the most beautiful street in Rosemont, this home is just steps away from the serene

Confederation Park, offering year-round natural beauty and recreational space. You're also only a short drive from the University of Calgary, Foothills Hospital, and downtown Calgary, making this location as convenient as it is stunning. The home features three spacious bedrooms, two full bathrooms, and a thoughtful layout that blends comfort with function. The oversized double detached garage provides ample space for parking, storage, or even a workshop. Whether you're a builder, an investor, or a homeowner seeking a unique property in a prime location, this is a rare opportunity you won't want to miss.

Built in 1958

## Essential Information

MLS® # A2261569

Price \$770,000

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,189       |
| Acres          | 0.01        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 59 Rosewood Road Nw |
| Subdivision | Rosemont            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2K 1N3             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Granite Counters, Storage                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Garden                                                  |
| Lot Description   | Back Lane, Back Yard, City Lot, Garden, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Brick, Stucco, Wood Frame, Wood Siding                  |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 13                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.