

# \$889,500 - 1233 Rosehill Drive Nw, Calgary

MLS® #A2212784

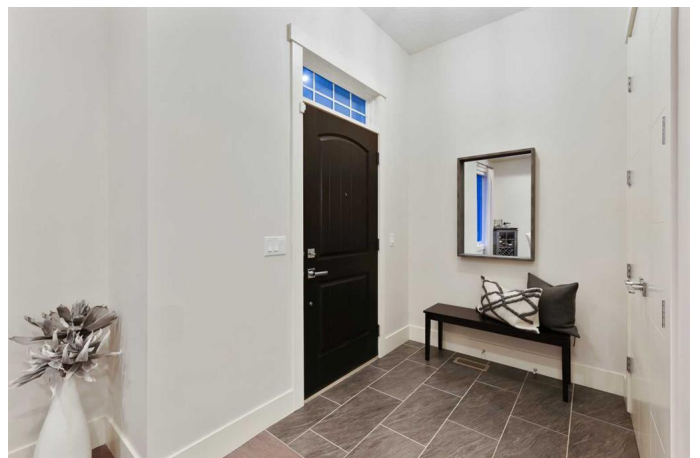
**\$889,500**

4 Bedroom, 4.00 Bathroom, 1,731 sqft  
Residential on 0.06 Acres

Rosemont, Calgary, Alberta

**\*OPEN HOUSE - May 10 1:30-3pm\***

WELCOME to this AIR-CONDITIONED, IMMACULATE 2-storey Half Duplex offering 2,514.74 sq ft of Beautifully Developed Living space in the SOUGHT-AFTER Community of ROSEMONT! Situated on a 2,755 sq ft lot, this 4 Bed, 3.5 Bath HOME combines modern ELEGANCE with everyday FUNCTIONALITY, complete with a Detached Double Garage and an INVITING front covered porch that sets the tone for what lies within. From the moment you arrive, youâ€™ll notice the GREAT Curb Appeal, Low-Maintenance Landscaping, and Unique Gem-Stones Exterior Lighting that subtly HIGHLIGHTS the homeâ€™s Features. Inside, the Tiled Foyer opens to SOARING 10â€™ Knockdown Ceilings, warm Hardwood flooring, + SOFT, NEUTRAL color tones that create a CALM AMBIENCE throughout. The OPEN-CONCEPT main floor is designed for Entertaining and Family life, featuring a Dining area perfect for hosting Meals and Celebrations with LOVED ONES. The Kitchen is a true SHOWSTOPPER with floor-to-ceiling Dark Cabinetry offering AMPLE STORAGE, Glass Tile Backsplash, SS Appliances including a BUILT-IN Microwave, Oven, QUARTZ Counters, an Electric Cooktop, a Central Island with BUILT-IN Wine racks and Breakfast Bar seating-ideal for meals or casual gatherings. The Living room exudes Coziness with its Gas Fireplace framed by Built-in Bookshelves, making it the perfect spot to relax with a book or unwind on cooler



evenings. A functional Mudroom with a closet and direct access to the SE-facing backyard makes daily routines a breeze. Upstairs, the attention to detail continues with STYLISH Metal/Wood railings, + Circular windows that flood the stairwell with NATURAL Light. The Upper level includes 2 good-sized Bedrooms, a well-equipped Laundry room, and a 4 pc Bath with a soaker tub. The Spacious Primary suite serves as a Peaceful Retreat with a Walk-in closet ft CUSTOM Cabinetry + a Luxurious 4 pc En-suite with a Jetted tub + a separate glass shower. On the way down to the Basement is the 2 pc Bath, leading down to the 4th Bedroom with a Walk-in closet, another 4 pc Bath, a convenient Wet Bar with cabinetry, sink, bar fridge, and a Recreation area for movie nights/game days, a flexible space ideal for a home gym, and dedicated workstation area. Outdoors, the Backyard ensures sunlight all day long, making it the perfect setting for relaxing with a morning coffee on the patio, outdoor dining, or weekend BBQs. STUNNING stamped concrete back patio and walkway - a \$20K builder UPGRADE! Rosemont is a VIBRANT community offering amenities including Shops, Restaurants, Schools and Recreational opportunities, nearby Parks like Confederation Park + Nose Hill Park, Scenic Walking Paths, + access to the Rosemont Community Association programs, there's always something to do. Commuting is EASY with nearby routes including Cambrian Drive, 10th Street, 14th Street NW, & Northmount Drive NW, which connect to Major Roadways like 16th Avenue NW and Crowchild Trail. This is more than a HOME-it's a LIFESTYLE. BOOK your showing TODAY!

Built in 2014

## **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2212784               |
| Price          | \$889,500              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,731                  |
| Acres          | 0.06                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1233 Rosehill Drive Nw |
| Subdivision | Rosemont               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2K 1M3                |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Cable Connected, Garbage Collection |
| Parking Spaces | 2                                                                                                                                    |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear                                                                              |
| # of Garages   | 2                                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Smart Home |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop                                                                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                                                            |

|                 |                                     |
|-----------------|-------------------------------------|
| Fireplace       | Yes                                 |
| # of Fireplaces | 1                                   |
| Fireplaces      | Decorative, Gas, Living Room, Stone |
| Has Basement    | Yes                                 |
| Basement        | Finished, Full                      |

## Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance, Private Yard, Rain Gutters                                                                    |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Street Lighting, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                           |
| Construction      | Stone, Stucco, Wood Frame                                                                                                 |
| Foundation        | Poured Concrete                                                                                                           |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 14               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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