

# \$739,900 - 54 Rossdale Road Sw, Calgary

MLS® #A2225884

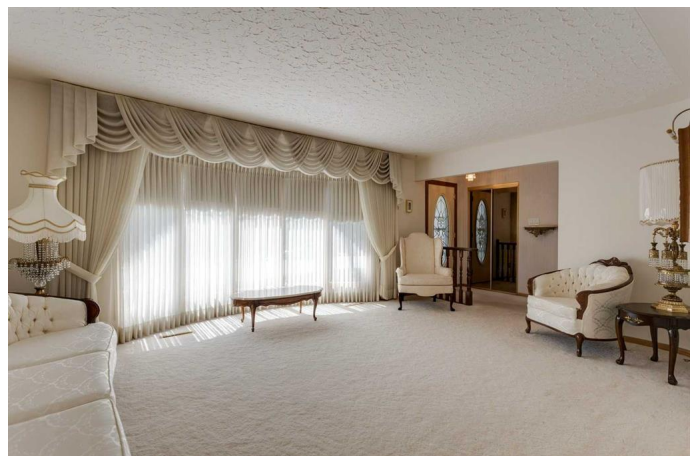
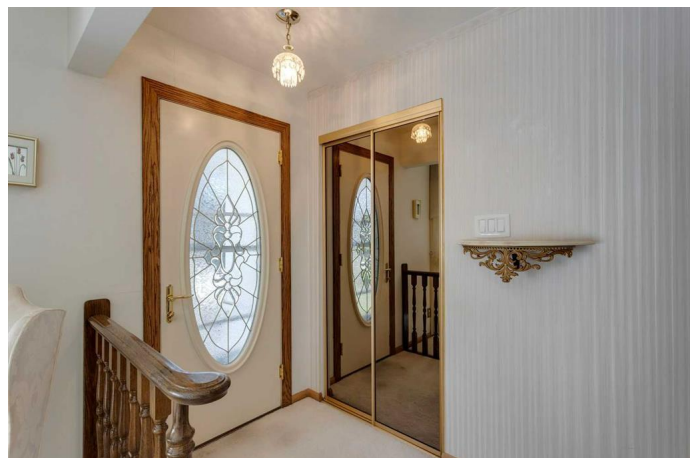
**\$739,900**

3 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

Perfectly situated on a quiet tree-lined street, this meticulously maintained, original owner home offers endless potential! Move right in and enjoy the house in its current immaculate condition or build your dream home on the large 60x100â€™ lot. Featuring two garages—a single garage with front-drive access, and a double garage with rear lane access—this property is perfect for car enthusiasts, hobbyists, or those in need of extra storage. Inside, you'll find a bright and spacious south-facing living room with large bay windows that bathe the space with natural light, adjoining formal dining room, and squeaky-clean kitchen with updated granite countertops, a newer fridge and dishwasher, and a bay window overlooking the sunny backyard. The main level includes two comfortable bedrooms and a full 4-piece bathroom. It is believed that original hardwood floors lie beneath the existing carpet throughout much of the main floor, just waiting to be revealed. Downstairs features older development including a bedroom, full bathroom, laundry, and large rumpus room. The basement features older development, including a bedroom, full bathroom, laundry area, and a large rumpus room. Updated mechanicals include a high-efficiency furnace (2010), newer hot water tank, and an upgraded electrical panel (2008). It's a 5 minute walk to both Westgate School (K-6 French immersion) and Vincent Massey (grades 7-9) plus multiple parks &



playgrounds, easy access to major roads, transit and shopping. Call your favorite Realtor to schedule a private showing!

Built in 1958

### Essential Information

MLS® #	A2225884
Price	\$739,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	54 Rosssdale Road Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2P2

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Single Garage Detached
# of Garages	3

### Interior

Interior Features	Granite Counters, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
----------------	-----------------------------------------

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.