

# \$678,800 - 20 Rosscurn Crescent Sw, Calgary

MLS® #A2214816

**\$678,800**

3 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.14 Acres

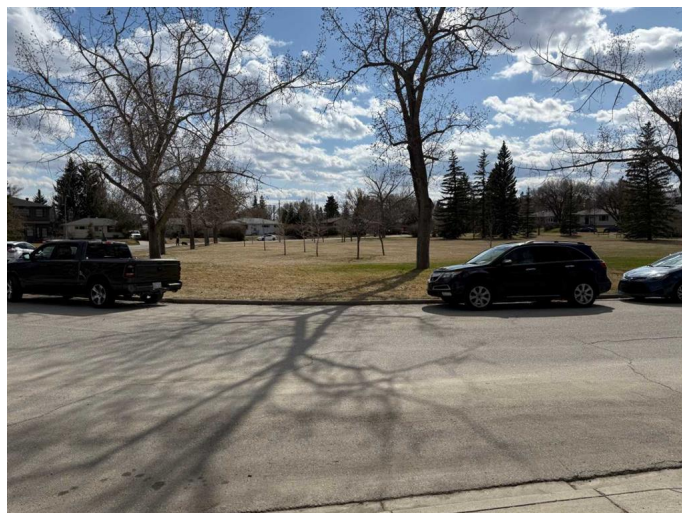
Rosscarrock, Calgary, Alberta

Close to Westbrook Mall and LRT station, a good size bungalow with finished Basement (independent side entrance) on a large R-CG lot facing greenspace. Ideal rental property (main and Basement) for builder/developer, or any investor simply looking to add to their Real Estate Portfolio. Prime Inner-City location, all situated on an ultra quiet street, yet close to numerous essential amenities. The main floor of this home consists of the kitchen with sliders to the rear deck, 1 - 4pc bathroom, 3 bedrooms, and sun filled living room each with hardwood floors. The basement is equipped with a separate entrance for 2nd tenant. Out back you'll find a large wooden deck and a 24 x22 double detached garage. Please note: this house has high efficiency furnace , new asphalt shingles roof, new Sewage pipe to city sewage line and wooden ramp for handicap . A wonderful opportunity not to be missed in the highly sought after community of Rosscarrock.

Built in 1958

## Essential Information

MLS® #	A2214816
Price	\$678,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	959



Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	20 Rossburn Crescent Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2N5

### Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 26th, 2025
Days on Market	64

Zoning

R-CG

## **Listing Details**

Listing Office

Heritage Elite Realty

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