

# \$750,000 - 25 Rossdale Road Sw, Calgary

MLS® #A2257395

## \$750,000

3 Bedroom, 1.00 Bathroom, 956 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

ATTENTION DEVELOPERS, BUILDERS AND INVESTORS !!60 FOOT FRONTAGE!! 100 FOOT DEPTH!! Prime Inner City lot with approved DP for an infill. Excellent investment opportunity and/or holding property for future redevelopment. Located in the heart of Rosscarrock on a quiet street within walking distance to schools, parks, Shaganappi Golf Course, C-Train, Westbrook Shopping Mall, Edworthy Park and much more. Excellent location.

Built in 1959

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257395    |
| Price          | \$750,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 956         |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 25 Rossdale Road Sw |
| Subdivision | Rosscarrock         |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3C2P1  |

### Amenities

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

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home                                |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Finished, Full                                                 |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                          |
|----------------|--------------------------|
| Date Listed    | September 15th, 2025     |
| Days on Market | 1                        |
| Zoning         | Residential - Contextual |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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