

\$1,049,900 - 15 Roselake Street Nw, Calgary

MLS® #A2225395

\$1,049,900

3 Bedroom, 1.00 Bathroom, 1,197 sqft

Residential on 0.17 Acres

Rosemont, Calgary, Alberta

Builders, Investors, Developers! Here's your chance to create your next masterpiece in the heart of Rosemont, just steps away from the beauty and recreation of Confederation Park!

Nestled on a generous 56' x 130' lot on a quiet, tree-lined street, this well-maintained never before listed inner-city bungalow offers exceptional potential—whether you're looking to renovate, build new, or invest in a prime piece of Calgary real estate.

Location Perks: Steps to Confederation Park, offering year-round amenities: walking and biking trails, toboggan hills, tennis courts, baseball diamonds, gardens, picnic areas, minutes from the Calgary Winter Club, Close to top-rated schools, parks, shopping, and easy access to downtown. Property Highlights: First time ever on the market, Spacious 3-bedroom main floor with abundant natural light from large windows, beautifully updated kitchen featuring newer cabinetry and appliances, tastefully updated main bathroom, lower level offers two additional rooms plus a large rec/family room, laundry, and ample storage, oversized backyard—ideal for expansion, entertaining, or a custom garden oasis, single detached garage + ample street parking.

Whether you're a builder, developer, or homeowner looking to customize your dream space, this lot and location can't be beat. Opportunities in this community don't come around often, schedule your private showing



today!

Built in 1959

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225395 |
| Price | \$1,049,900 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,197 |
| Acres | 0.17 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 15 Roselake Street Nw |
| Subdivision | Rosemont |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2K 1L1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 1 |
| Parking | Garage Faces Rear, Off Street, Single Garage Detached, Alley Access, On Street |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home, See Remarks |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | Private |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |



Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 32 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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