

# \$559,900 - 109, 15 Rosscarrock Gate Sw, Calgary

MLS® #A2232714

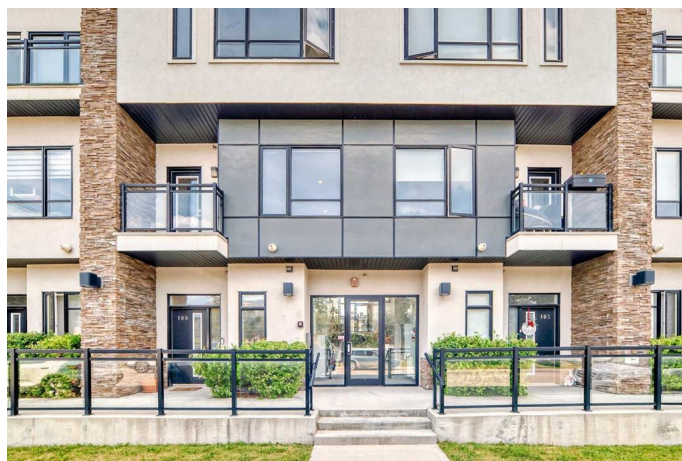
**\$559,900**

2 Bedroom, 3.00 Bathroom, 1,593 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Open House! Sunday, June 29th, 2025, from 2:30 PM to 4:30 PM. Inner city townhouse living at its finest – Welcome home to 109, 15 Rosscarrock Gate SW! This 2-bedroom 3-bathroom home showcases stunning high-end modern finishings throughout 4 levels of living space! Walk in through your private street-level entrance to experience custom built-in storage for all your belongings & a convenient 2-piece bathroom – steps down will take you to your underground heated parking & storage space. The second level features the gourmet, European-style kitchen complete with sleek white soft-close cabinetry, quartz countertops, stainless steel appliances & center island with seating – perfect for everyday living & entertaining! Steps away from the kitchen offers easy access to private patio with HEATED concrete for year round comfort. The third level features a relaxing living space complete with cozy electric fireplace and access to private balcony. Upstairs you will find the deluxe primary suite featuring luxurious 4-piece ensuite bathroom with dual sinks, oversize walk-in shower, & large walk-in closet with custom built-ins for all your storage needs. A second very spacious bedroom, flex space / office space with skylight, main 4-piece bathroom, & enclosed laundry complete the upper level. The prime location means easy access to Bow Trail & LRT line to take you everywhere you need to go! Nearby Westbrook Mall offers numerous amenities, and just minutes to Edworthy Park,



Shagnappi golf course, schools, parks & pathways! Donâ€™t miss out on this beautiful inner city townhome â€” Book your viewing today!

Built in 2016

### Essential Information

MLS® #	A2232714
Price	\$559,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	109, 15 Rosscarrock Gate Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1E6

### Amenities

Amenities	Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Guest, Heated Garage, Secured, Underground

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Landscaped
Roof	Rubber
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	3
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX First
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