

# \$688,800 - 20 Rosscroft Crescent Sw, Calgary

MLS® #A2214816

**\$688,800**

3 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.14 Acres

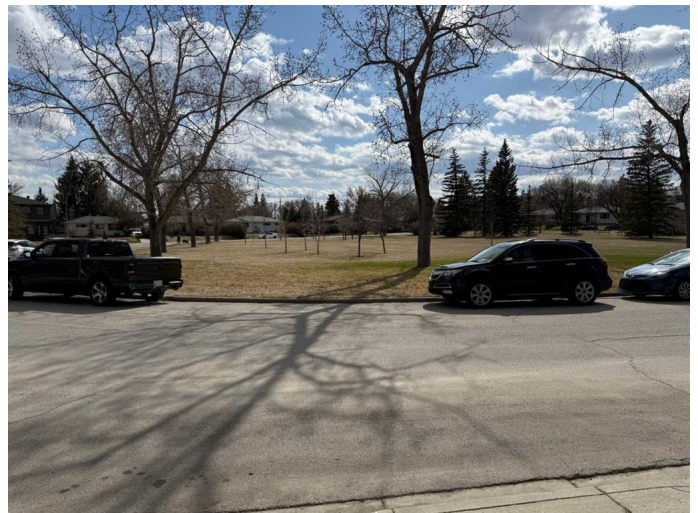
Rosscroft, Calgary, Alberta

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 Rosscroft.

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214816  |
| Price          | \$688,800 |
| 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 Rosscurn 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 | 5                |

Zoning

R-CG

Listing Details

Listing Office

Heritage Elite Realty

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.