

**34 Rosery Drive NW**  
**Calgary, Alberta**

**MLS # A2284657**



**\$999,999**

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,711 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Skylight(s), Soaking Tub		

**Inclusions:** NA

A rare, custom-built hillside bungalow from the 1960s, this home is packed with architectural personality and ready for its next great chapter. Designed with intention and craftsmanship that's hard to replicate today, the completely unique floor plan offers an exceptional canvas for a thoughtful renovation or inspired redesign. The main level features two bedrooms plus a den with original built-ins, offering flexibility for modern living. The primary bedroom is generously scaled, while the main bathroom is a period-perfect nod to the 1960's—complete with a deep soaker tub, expansive skylight, and a Hollywood-style dressing area that simply doesn't exist in today's builds. Soaring vaulted ceilings anchor the living and dining areas, framing views of the west-facing backyard and flooding the space with natural light. The kitchen has seen updates over the years, but the showstopper is the substantial rear addition: a light-filled sunroom with walls of windows and a top-tier gas fireplace, creating a cozy retreat year-round. In addition to the thoughtful design, the home features practical built-ins throughout: a built-in office area for working from home and a matching built-in in the basement rec room—each contributing to the home's distinctive character and storage-friendly appeal. We are talking solid wood throughout the home with a mix of oak, walnut and mahogany. Downstairs, you'll find beautifully detailed woodwork, a large family room, an additional spacious bedroom, and a three-piece bath—ideal for guests or future reimagining. The attached double garage completes the package, while numerous built-ins and charming "easter eggs" throughout the home are a reflection of upgrades and craftsmanship from another era. With a footprint like this, the possibilities are exceptional. Whether restoring

the home's mid-century roots or reinterpreting it with a modern design lens, this is a rare opportunity on Rosery Drive, one of Calgary's most coveted streets. Steps from Confederation Park and quietly tucked away, you'll enjoy inner-city living without hustle and bustle. This is a home that must be experienced in person to fully appreciate its potential. Book your private showing today and imagine what this iconic 1960s home could become.