

**21 Roseview Drive NW**  
**Calgary, Alberta**

**MLS # A2329218**



**\$810,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rosemont                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 3 Level Split                                                             |               |                   |
| <b>Size:</b>     | 1,328 sq.ft.                                                              | <b>Age:</b>   | 1958 (68 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Single Garage Attached                                          |               |                   |
| <b>Lot Size:</b> | 0.17 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Lev |               |                   |

|                    |                                                                                  |                   |      |
|--------------------|----------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Siding                                                              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | French Door, Granite Counters, No Smoking Home, Recessed Lighting, Vinyl Windows |                   |      |

**Inclusions:** n/a

**\*\* Price Reduced - Open House Sunday Aug 9 from noon to 2p.m. \*\*** Welcome to 21 Roseview Drive NW—an exceptional opportunity to own a cherished piece of Rosemont’s architectural heritage on one of the community’s most prestigious tree-lined streets. This solidly built 1958 three-level split occupies a magnificent 7440 sq. ft. lot (62’ x 120’) in the heart of one of Calgary’s most walkable, family-focused inner-city communities. Featuring 1,328 square feet of above-grade living space, the home showcases a functional and bright layout with expansive living and dining areas, a well-appointed kitchen flowing to a private outdoor space, and three generous bedrooms upstairs including a spacious primary retreat. The fully developed basement delivers additional recreation space and laundry facilities, while the attached garage provides year-round convenience. Steps from Confederation Park’s extensive trail system, the Confederation Golf Course, and the vibrant Rosemont Community Hall, and just minutes from Rosemont School (K-6), the Winter Club, St. Paul’s Academy, SAIT, and the University of Calgary, this location offers unparalleled access to education, recreation, and community connection. Enjoy the perfect balance of established neighborhood tranquility and urban convenience with a short commute to downtown, nearby shopping, and transit options at your doorstep. With R-CG zoning and proximity to some of Calgary’s most beloved amenities, this property presents limitless potential - whether you envision a sophisticated renovation honoring the home’s mid-century roots or a custom rebuild in this coveted setting. There is ample room in the backyard for a oversized double detached garage. Don’t miss this rare chance to secure a legacy property where timeless community charm

meets modern inner-city living.