

**15 ROSSCARROCK Gate #113, Calgary T3C 1E6**

MLS® #: **A2135101** Area: **Rosscarrowck** Listing Date: **05/25/24** List Price: **\$619,900**  
 Status: **Active** County: **Calgary** Change: **-\$13k, 10-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2016**

Finished Floor Area  
 Abv Sqft: **1,539**  
 Low Sqft:  
 Ttl Sqft: **1,539**

DOM

**31**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Other Assigned,Parkade**

Utilities and Features

Roof: **Rubber**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Garburator,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,See Remarks,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 6`3"	Den	Main	7`8" x 8`8"
Foyer	Main	7`0" x 11`10"	Storage	Lower	7`10" x 7`4"
Furnace/Utility Room	Lower	6`9" x 3`5"	Dining Room	Second	13`10" x 6`9"
Kitchen	Second	13`10" x 14`3"	Living Room	Second	14`6" x 21`9"
4pc Bathroom	Third	5`10" x 8`7"	5pc Ensuite bath	Third	6`3" x 15`9"
Bedroom	Third	12`1" x 10`4"	Bedroom - Primary	Third	9`8" x 12`11"
Furnace/Utility Room	Third	3`1" x 2`10"			

Condo Fee:  
**\$632**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

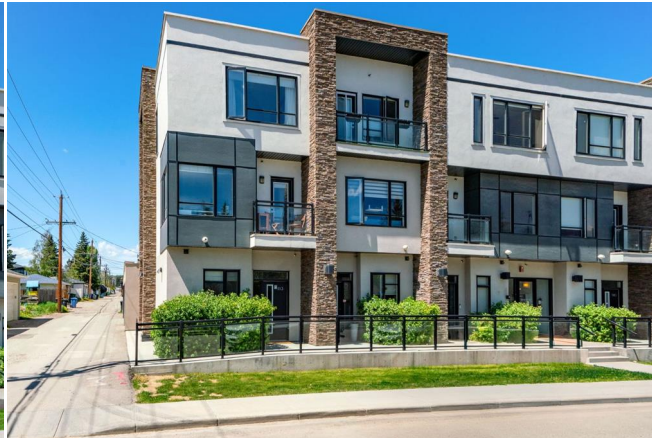
Legal Desc: **1612406**

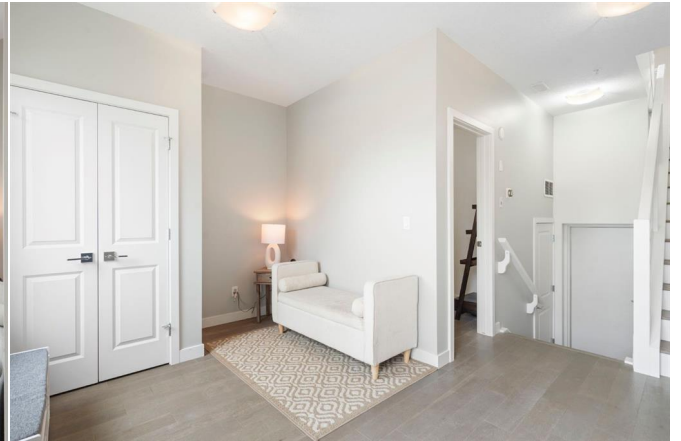
Remarks

Pub Rmks: **Exquisite PET FRIENDLY 2-bedroom, 2.5-bathroom townhouse - can be your next home!. Upon entering, enjoy engineered HW floors that flow seamlessly throughout the lower levels. The huge entry area can be an office/a gym/or just a welcoming/bright place to come home every day! Large windows PLUS convenient ½ bath & ample storage space to store all hobby equipment. This is where you enter your property-after parking in a heated, underground spot!!!! OVERSIZED Parking located conveniently close to your unit entrance. Park your street bike & your vehicle safely indoors. PLUS so much street PARKING right outside your unit for extra guests/occupants! The mn floor boasts soaring 10ft ceilings in kitchen/dining room w/SOUTH facing windows that flood the space w/natural light. For those hot summer days, home is equipped with A/C! Chef-inspired kitchen includes SS appliances, GAS cooktop & large eat up island - perfect for culinary enthusiasts & the light is so conducive to having many plants! Just off the dining rm, enjoy PRIVATE south-facing patio w/heated floors to melt the snow! The massive open-concept living area features mounted TV w/underfloor conduit & an electric fireplace to offer ambiance/warmth on cooler nights. EAST facing balcony off living room provides stunning views of neighborhood/downtown. Perfect spot for morning coffee & to watch the sunrise! Head up to top level & enjoy primary bedroom w/large walk-in closet & 5-piece ensuite featuring under-cabinet lighting, granite counters, tile surround shower, blackout blinds & heated floors. The stacked laundry is conveniently located on this level. LARGE second bedroom w/built in MURPHY bed & 4-piece bathroom w/tile shower/tub combo. Home is built in 2016 - offering CAT 5 cable throughout for optimal/customizable hardwired networking. Secure building w/security cameras around complex. If you are an outdoor person - take advantage of 3 of the best Calgary parks nearby - including Edworthy Park, Douglas Fir Trail & Glendale Meadows. Cross Bow Trail SW to reach the river parkway, just down Spruce Cliff's escarpment, for an enjoyable experience by Bow River. The neighborhood is on the rise and slated for huge population growth in the next 5-10 years. HUGE emphasis here on walking & biking! The community vibe is great. The ring road opened & has made getting to anywhere in Calgary from here - an easy trip! LOCATION is highly desirable! 10 min walk to Westbrook C-Train station, Westbrook Mall & full amenities, steps to Shaganappi Point Golf Course, the city's newest basketball courts, lawn bowling club, a 10 min drive Downtown, 5 min bike ride to Edworthy Park. The Community of Rosscarrock was established in 1954 and offers active Rosscarrock Community Association that organizes community events; annual community clean-up, holiday parties & more! They also offer programming for seniors, adults & children. Start living an inner city lifestyle and make this unit your own!**

Inclusions: **TV Brackets, Murphy Bed**  
Property Listed By: **Royal LePage Benchmark**

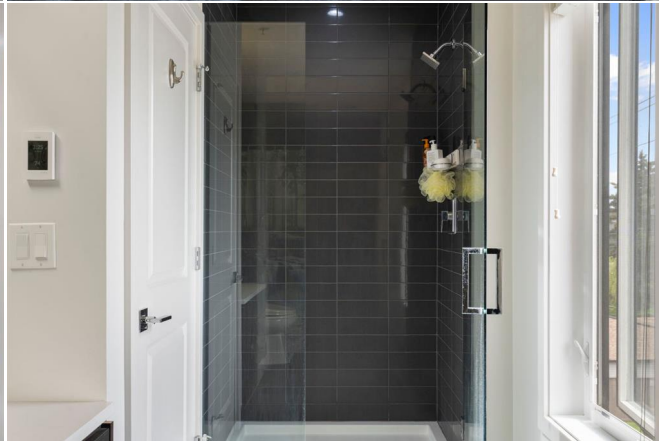
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













113-15 Rosscarrock Gate SW, Calgary, AB

Ground Level Exterior Area 223.33 sq ft



PREPARED: 2024/05/25

White regions are excluded from total floor area in CLUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



113-15 Rosscarrock Gate SW, Calgary, AB

Main Floor Exterior Area 64.10 sq ft  
Excluded Area 2.72 sq ft



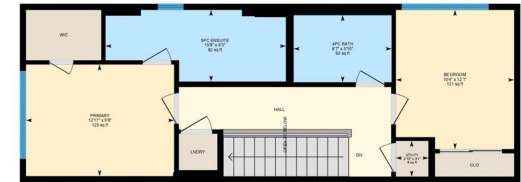
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113-15 Rosscarrock Gate SW, Calgary, AB

2nd Floor Exterior Area 67.82 sq ft  
Excluded Area 1.25 sq ft



PREPARED: 2024/05/25

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113-15 Rosscarrock Gate SW, Calgary, AB

Lower Level (Below Grade) Exterior Area 152.89 sq ft



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