



THE
A-TEAM

**RE/MAX
FIRST**

25 ROSSMOUNT Road, Calgary T3C 2P4

MLS®#: **A2152470** Area: **Rosscarrow** Listing Date: **08/20/24** List Price: **\$750,000**
 Status: **Active** County: **Calgary** Change: **-\$49k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1959**
Lot Information
 Lot Sz Ar: **6,695 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,048**
 Low Sqft:
 Ttl Sqft: **1,048**

DOM

29
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Corner Lot,Reverse Pie Shaped Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Storage**

Construction: **Asphalt,Composite Siding,Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Linoleum,Tile**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`2" x 11`9"	Dining Room	Main	7`0" x 10`8"
Kitchen	Main	8`8" x 10`1"	Bedroom - Primary	Main	10`2" x 12`10"
Bedroom	Main	11`0" x 10`2"	Bedroom	Main	9`11" x 9`2"
Great Room	Lower	15`0" x 30`6"	Bedroom	Lower	9`5" x 11`0"

Laundry
4pc Bathroom

Lower
Main

9`9" x 11`1"

3pc Bathroom

Basement

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7856HD

Zoning:

R-C2

Remarks

Pub Rmks:

Incredible Investment Opportunity near down town, C-train, ring road access and all amenities. This is an enormous lot and has huge potential for redevelopment. Sellers have had preliminary talks with the City of Calgary about building town houses. This enormous lot comes with Development permit drawings for two very unique and well designed detached houses. This would be an incredible opportunity to buy and hold while collecting revenue until you are ready to build.

Inclusions:

Aluminum Shed

Property Listed By:

CIR Realty

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