



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 ROSSBURN Crescent, Calgary T3C 2N5**

MLS® #: **A2173493**      Area: **Rosscarrow**      Listing Date: **10/25/24**      List Price: **\$649,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1958**  
Lot Information  
 Lot Sz Ar: **6,157 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **959**  
 Low Sqft:  
 Ttl Sqft: **959**

DOM

**26**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane, Pie Shaped Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Refrigerator, Washer**  
 Int Feat: **See Remarks, Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 9`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 6`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 15`10"</b>	<b>Living Room</b>	<b>Basement</b>	<b>23`8" x 14`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 11`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 8`1"</b>	<b>Den</b>	<b>Basement</b>	<b>10`11" x 10`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7856HD**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Original condition 50's bungalow on a large R-CG lot facing greenspace. Ideal property for renovator, 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 long-time owner occupied 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 to an older illegal suite. Out back you'll find a large wooden deck and a 24 x22 double detached garage. Please note: Property, house, buildings and all inclusions are sold "As Is". A wonderful opportunity not to be missed in the highly sought after community of Rosscarrock.**

Inclusions:  
Property Listed By:

**For Clarity included is as follows: 2 Fridges, 1 Stove, 2 dryers, 1 Washer, 1 Dishwasher, Central Vacuum System, Window Coverings ( All AS IS )  
Stonemere Real Estate Solutions**

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









