

25 ROSSMOUNT Road, Calgary T3C 2P4

MLS®#: **A2187570** Area: **Rosscarrock** Listing Date: **01/18/25** List Price: **\$695,000**
 Status: **Pending** County: **Calgary** Change: **None** 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
4
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** Construction: **Asphalt,Composite Siding,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood,Linoleum,Tile**
 Sewer: Water Source: **Public**
 Ext Feat: **Fire Pit,Storage** Fnd/Bsm: **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	Lower	9`9" x 11`1"	3pc Bathroom	Basement	
4pc Bathroom	Main				

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

7856HD

R-CG

Remarks

Pub Rmks: **Attached Drawings have passed Preliminary Assessment with City of Calgary and there are no objections from planning, utility, or mobility based on these plans. Architects can still make changes to the floor plan and even add a bonus room above garages, add legal basement suites or carriage houses before submitting for DP. Existing house is in great condition and would make a great rental property while you are getting permit final approvals or if you want to hold and build a few years down the road. City planners also indicated town houses or multi family are also possibilities for this lot due to the size. Near downtown, C-train, ring road access and all amenities. Priced to sell fast!**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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









