



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

71 Rosery Drive NW  
Calgary, Alberta

MLS # A2263718



\$1,450,000

|             |                                    |            |      |
|-------------|------------------------------------|------------|------|
| Heating:    | Forced Air                         | Water:     | -    |
| Floors:     | Carpet, Linoleum                   | Sewer:     | -    |
| Roof:       | Asphalt Shingle                    | Condo Fee: | -    |
| Basement:   | Finished, Full                     | LLD:       | -    |
| Exterior:   | Metal Siding                       | Zoning:    | R-CG |
| Foundation: | Poured Concrete                    | Utilities: | -    |
| Features:   | Laminate Counters, No Smoking Home |            |      |
| Inclusions: | None                               |            |      |

One of the best location and street in the community of Rosemont. This premier location backs onto the gorgeous Confederation Park with a sunny south exposure. The lot measures 55'x117' with a RC-G zoning. This home is first-time on the market and retains most of it's charm and character. Each of the rooms is huge in size with a total of four bedrooms and a massive rec-room in the basement. On the main floor it has hardwood flooring underneath the carpets. This street is highly sought after; not too many lots and location left in this neighborhood like this. Incredible opportunity awaits you with this lot. All levels of schools including SAIT and U of Calgary and ease of access to all major roads and amenities. Don't miss out on this one; call for your private viewing today.