

# \$799,900 - 16 Roseview Drive Nw, Calgary

MLS® #A1130418

## \$799,900

5 Bedroom, 3.00 Bathroom, 1,501 sqft  
Residential on 0 Acres

Rosemont, Calgary, Alberta

Only 10 Minutes to Downtown! Striking Bungalow situated on a Huge Lot in Rosemont! | Completely Renovated in 2017 | 5 Beds Perfect for Growing Family | Skylights and Tons of Large Windows w/ Abundance of Natural Light | Beautiful Cedar Ceiling & Gleaming Hardwood Floors on Main | Incredible Exterior Features: Huge Garden with Planters, Mature Trees, Large Patio in the Fenced Backyard | Shows 10/10, Pride of Ownership throughout! | \*\* Check Out Virtual 3D Tour \*\*

You will love this 3+2 Bed, 3 Bath, Modern Home with a touch of Rustic Flare in the established community of Rosemont! When you step into this home, you will instantly charm by the Gorgeous Open Floorplan featuring Built-in Units. A Spacious, Welcoming Living Room, Stunning Kitchen is the focal point of this home, it features Granite Countertops, SS Appliances, Beautiful Wood Cabinetry, Central Island with a Stovetop, Hoodfan & Eating Bar allows you to cook and entertain at the same time! A Sunny Formal Dining Room with 3 Skylights, gas Fireplace and gives access to the large backyard. This Level also offers a Master Suite with a Beautiful 3pc Ensuite and a Walk-in Closet, 2 Additional Bedrooms. In the Professionally Designed Basement with Separate Entrance and Luxury Vinyl Planks Floors boasts a Rec Room, Family Room with CUSTOM Concrete Wet Bar, 2



Bedrooms,Â a nice Full Bath. Laundry in Furnace Room with Built-in Wall Units completes this level. Outside you will find Incredible Exterior Features: Enjoy ALL Outdoor ActivitiesÂ in the Fully Fenced Backyard with Mature Trees,Â Large Patio overlooking the Huge Garden with Planters, Single Garage and a Shed! This is a PerfectÂ Home for aÂ Growing Family! Just Minutes to S.A.I.T,Â University of Calgary,Â Shopping,Â Close to Confederation Park/ Golf Course,Â University of Calgary!Â Easy Access to 14 St NW,Â 16Â Ave NW, and Crowchild Trail NW! Donâ€™t miss this Beauty!

Built in 1958

### Essential Information

MLS® #	A1130418
Price	\$799,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,501
Acres	0.00
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	16 Roseview Drive Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1N7

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

### **Exterior**

Exterior Features	Courtyard, Garden
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 16th, 2021
Days on Market	100
Zoning	R-C1

### **Listing Details**

Listing Office	Courtesy Of RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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