

25 Rossdale Road SW
Calgary, Alberta

MLS # A2257395



\$725,000

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Rosscarrock | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 956 sq.ft. | Age: | 1959 (67 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Double Garage Detached, Driveway | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

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|--------------------|---------------------------------|-------------------|--------------------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | Residential - Contextual |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), No Smoking Home | | |

Inclusions: N/A

****ATTENTION INVESTORS, BUILDERS & DEVELOPERS!**** Outstanding inner-city development opportunity in sought-after Rosscarrock! Situated on 5998 sq ft, this 60 ft x 100 ft RCG-zoned lot comes with an approved Development Permit (DP) for an infill project — ideal for redevelopment, rental income, or a hold-and-build strategy. The existing 3-bedroom bungalow with full basement features a new roof, new deck, and a sunny south-facing backyard on a large lot. An oversized double garage with 220V power and attic storage offers excellent functionality and income potential. Unbeatable location — steps to the 45th Street LRT, minutes to downtown, and close to Westbrook Mall, Optimist Park, Edworthy Park, and top schools. Quick access to Bow Trail, 17th Ave SW, and Sarcee Trail ensures easy connectivity citywide. With supportive zoning, strong infrastructure, and future growth potential, this is a prime investment or redevelopment site in Calgary's vibrant inner city. DP plan available upon request.