

# \$1,189,800 - 16 Roseview Drive Nw, Calgary

MLS® #A2246638

**\$1,189,800**

5 Bedroom, 3.00 Bathroom, 1,531 sqft

Residential on 0.21 Acres

Rosemont, Calgary, Alberta

Welcome to this rare opportunity—a stunning, fully renovated 5-bedroom, 3-bathroom bungalow on an expansive 9,211 sq ft lot in the highly sought-after inner-city community of Rosemont. Ideally located just 10 minutes from downtown and a short walk to Confederation Park, schools, SAIT, the U of C, shopping, and transit.

Blending modern design with rustic charm, this home showcases cedar ceilings, refinished hardwood floors, granite countertops, and an abundance of natural light from large windows and multiple skylights.

The stylish open-concept kitchen features rich wood cabinetry, dark granite countertops, and a textured stone tile backsplash that ties in beautifully with the home's earthy tones. At its heart is a spacious island with a built-in cooktop and oven, topped with sleek granite. A bold stainless steel range hood serves as a striking centerpiece, while a double undermount sink and coffee station complete the space. The warm wood-paneled ceiling with recessed lighting adds to the cozy, cabin-inspired ambiance, flowing seamlessly into the adjoining living and dining areas—perfect for everyday living and entertaining.

The main floor also includes a spacious living room, a bright dining area with skylights and a fireplace, and a beautifully appointed primary suite featuring a large walk-in closet and an elegant ensuite bathroom. The ensuite boasts earth-toned stone tiles, a mosaic accent wall,



and a wood-panel ceiling with recessed lighting, creating a warm, spa-like retreat. Two additional bedrooms and a full main bathroom complete the upper level. The main bath is equally impressive, featuring a rich wood vanity, dark granite countertops, double sinks, and matching framed mirrors for a timeless, cohesive look.

The professionally developed basement with a separate entrance offers exceptional flexibility, featuring a spacious recreation room, a cozy family room with a custom concrete wet bar, two large bedrooms with egress windows, a full bathroom, and a well-equipped laundry/storage roomâ€”perfect for guests, teens, or multi-generational living.

Set on a massive 61' x 127' private lot, the outdoor space is equally impressive: a fully fenced backyard with mature trees, a 700 sq ft organic garden, large patio, fire pit, heated & oversized single garage, and storage shedâ€”perfect for enjoying the outdoors year-round. The gently sloped back lot offers the potential for a walkout basement!

Notable upgrades include:

- â€¢ Furnace (2017)

- â€¢ Electrical panel

- â€¢ Hot water tank

- â€¢ Asphalt shingles & eavestroughs

- â€¢ Updated windows, and doors

This move-in-ready gem combines location, lifestyle, and lasting value. Donâ€™t miss your chance to own this one-of-a-kind home in Rosemont! Check out the 3D Virtual Tour and book your viewing today!

Built in 1958

## Essential Information

MLS® #	A2246638
Price	\$1,189,800

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,531
Acres	0.21
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	3
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Beamed Ceilings, Double Vanity, Granite Counters, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	12
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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