

# \$889,500 - 1233 Rosehill Drive Nw, Calgary

MLS® #A2212784

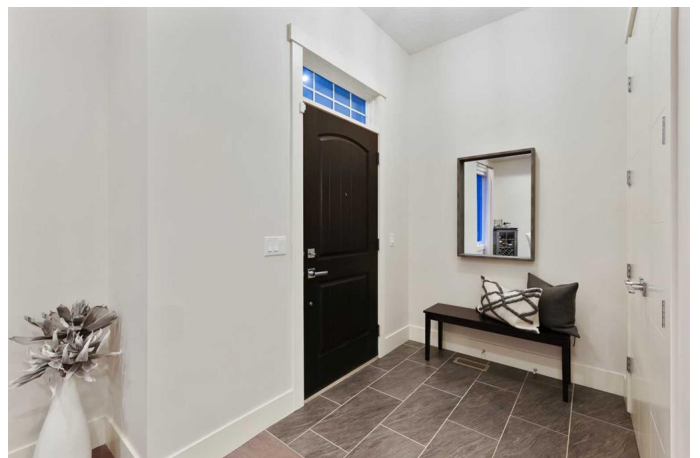
**\$889,500**

4 Bedroom, 4.00 Bathroom, 1,731 sqft  
Residential on 0.06 Acres

Rosemont, Calgary, Alberta

**\*OPEN HOUSE - May 10 1:30-3pm\***

WELCOME to this AIR-CONDITIONED, IMMACULATE 2-storey Half Duplex offering 2,514.74 sq ft of Beautifully Developed Living space in the SOUGHT-AFTER Community of ROSEMONT! Situated on a 2,755 sq ft lot, this 4 Bed, 3.5 Bath HOME combines modern ELEGANCE with everyday FUNCTIONALITY, complete with a Detached Double Garage and an INVITING front covered porch that sets the tone for what lies within. From the moment you arrive, youâ€™ll notice the GREAT Curb Appeal, Low-Maintenance Landscaping, and Unique Gem-Stones Exterior Lighting that subtly HIGHLIGHTS the homeâ€™s Features. Inside, the Tiled Foyer opens to SOARING 10â€™ Knockdown Ceilings, warm Hardwood flooring, + SOFT, NEUTRAL color tones that create a CALM AMBIENCE throughout. The OPEN-CONCEPT main floor is designed for Entertaining and Family life, featuring a Dining area perfect for hosting Meals and Celebrations with LOVED ONES. The Kitchen is a true SHOWSTOPPER with floor-to-ceiling Dark Cabinetry offering AMPLE STORAGE, Glass Tile Backsplash, SS Appliances including a BUILT-IN Microwave, Oven, QUARTZ Counters, an Electric Cooktop, a Central Island with BUILT-IN Wine racks and Breakfast Bar seating-ideal for meals or casual gatherings. The Living room exudes Coziness with its Gas Fireplace framed by Built-in Bookshelves, making it the perfect spot to relax with a book or unwind on cooler



evenings. A functional Mudroom with a closet and direct access to the SE-facing backyard makes daily routines a breeze. Upstairs, the attention to detail continues with STYLISH Metal/Wood railings, + Circular windows that flood the stairwell with NATURAL Light. The Upper level includes 2 good-sized Bedrooms, a well-equipped Laundry room, and a 4 pc Bath with a soaker tub. The Spacious Primary suite serves as a Peaceful Retreat with a Walk-in closet ft CUSTOM Cabinetry + a Luxurious 4 pc En-suite with a Jetted tub + a separate glass shower. On the way down to the Basement is the 2 pc Bath, leading down to the 4th Bedroom with a Walk-in closet, another 4 pc Bath, a convenient Wet Bar with cabinetry, sink, bar fridge, and a Recreation area for movie nights/game days, a flexible space ideal for a home gym, and dedicated workstation area. Outdoors, the Backyard ensures sunlight all day long, making it the perfect setting for relaxing with a morning coffee on the patio, outdoor dining, or weekend BBQs. STUNNING stamped concrete back patio and walkway - a \$20K builder UPGRADE! Rosemont is a VIBRANT community offering amenities including Shops, Restaurants, Schools and Recreational opportunities, nearby Parks like Confederation Park + Nose Hill Park, Scenic Walking Paths, + access to the Rosemont Community Association programs, there's always something to do. Commuting is EASY with nearby routes including Cambrian Drive, 10th Street, 14th Street NW, & Northmount Drive NW, which connect to Major Roadways like 16th Avenue NW and Crowchild Trail. This is more than a HOME-it's a LIFESTYLE. BOOK your showing TODAY!

Built in 2014

## **Essential Information**

MLS® #	A2212784
Price	\$889,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,731
Acres	0.06
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1233 Rosehill Drive Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1M3

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Cable Connected, Garbage Collection
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.