

20 Rossburn Crescent SW  
Calgary, Alberta

MLS # A2214816



**\$678,800**

<b>Division:</b>	Rosscarrock		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	959 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Parquet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

**Inclusions:** None

Close to Westbrook Mall and LRT station, a good size bungalow with finished Basement (independent side entrance) on a large R-CG lot facing greenspace. Ideal rental property (main and Basement) for builder/developer, or any investor simply looking to add to their Real Estate Portfolio. Prime Inner-City location, all situated on an ultra quiet street, yet close to numerous essential amenities. The main floor of this home consists of the kitchen with sliders to the rear deck, 1 - 4pc bathroom, 3 bedrooms, and sun filled living room each with hardwood floors. The basement is equipped with a separate entrance for 2nd tenant. Out back you'll find a large wooden deck and a 24 x22 double detached garage. Please note: this house has high efficiency furnace , new asphalt shingles roof, new Sewage pipe to city sewage line and wooden ramp for handicap . A wonderful opportunity not to be missed in the highly sought after community of Rosscarrock.