

# \$1,299,900 - 7 Roselake Street Nw, Calgary

MLS® #A2259149

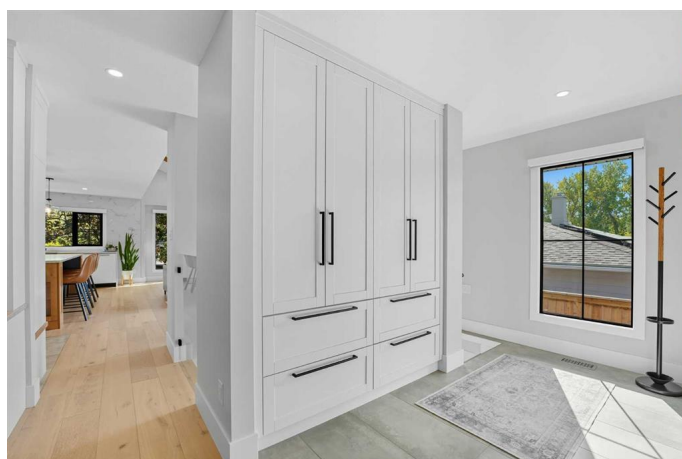
**\$1,299,900**

4 Bedroom, 3.00 Bathroom, 1,449 sqft

Residential on 0.17 Acres

Rosemont, Calgary, Alberta

One of the best opportunities to own in Rosemont, this stunningly renovated bungalow combines designer style with functional family living on a massive 56' x 130' lot mere moments from Confederation Park. Vaulted ceilings with exposed beams crown the open main floor where oversized black-clad windows frame treed views and wide plank flooring flows seamlessly throughout. A living room anchored by a brick-accented gas fireplace with custom built-ins creates an inviting retreat while the adjacent dining area overlooks the leafy streetscape, perfect for family gatherings or entertaining friends. Culinary creativity comes alive in the custom kitchen featuring full-height cabinets, stone counters, a massive island, high-end stainless steel appliances including a gas range, a pot filler and statement lighting. A side entry with custom mudroom built-ins adds everyday practicality and extends to a side patio for convenient barbequing. A built-in office area provides a defined space for homework, art projects or remote work. The primary suite delivers a true sanctuary with French doors to the backyard, a custom walk-in closet and a luxurious ensuite boasting dual sinks and an oversized rain shower. Completing this level are a second bedroom and a stylish 4-piece bath. The fully finished lower level is equally impressive with a large rec room easily divided into separate play, games or media zones. A handy built-in wet bar makes entertaining and snack and drink refills effortless. 2 additional



bedrooms, a 4-piece bath and a huge laundry room with sink and abundant storage complete this level. Outside, meticulous landscaping enhances multiple outdoor living areas designed for both connection and retreat. A quaint front porch welcomes morning coffees in the sunshine while a side patio just off the kitchen simplifies year-round barbequing. In the west-facing backyard, a tiered design creates distinct spaces for every occasion. A raised deck offers a quiet spot to unwind, while the expansive paver stone patio with a wood-burning outdoor fireplace sets the stage for long summer evenings with family and friends. Surrounding these gathering spaces, lush greenery and thoughtfully placed perennials add colour and privacy. Ample lawn stretches across the yard, giving children and pets room to play, while mature trees lend shade and a sense of established charm. A paver pathway leads to the oversized double detached garage while a front driveway adds extra parking. Comfort is elevated by central air conditioning, a water softener, remote-controlled window coverings and high-end finishes throughout. This sought-after location offers easy access to downtown, top-rated schools including Rosedale School and Saint Joseph Junior High, SAIT, Riley Park, the Jubilee, North Hill Mall, Rosedale Tennis Club and Confederation Golf Course, making this home a complete lifestyle package in one of Calgary's most desirable communities.

Built in 1959

**Essential Information**

MLS® #	A2259149
Price	\$1,299,900
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,449
Acres	0.17
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7 Roselake Street Nw
Subdivision	Rosemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1L1

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Driveway, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Beamed Ceilings
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Outside
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 23rd, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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