

\$549,900 - 109, 15 Rosscarrock Gate Sw, Calgary

MLS® #A2232714

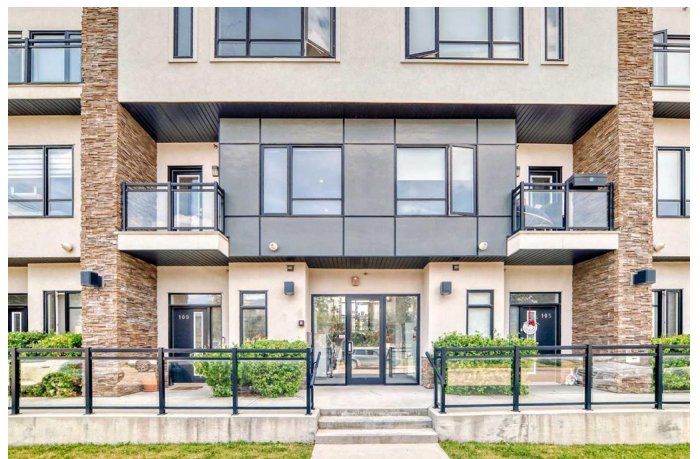
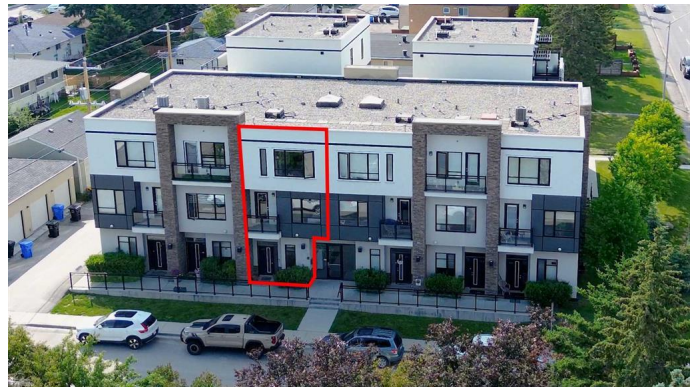
\$549,900

2 Bedroom, 3.00 Bathroom, 1,593 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

*** PRICE IMPROVEMENT and inquire with your realtor about paid condo fees for up to 12 months! *** Inner city townhouse living at its finest “ Welcome home to 109, 15 Rosscarrock Gate SW! This 2-bedroom 3-bathroom home showcases stunning high-end modern finishings throughout 4 levels of living space! Walk in through your private street-level entrance to experience custom built-in storage for all your belongings & a convenient 2-piece bathroom “ steps down will take you to your underground heated parking & storage space. The second level features the gourmet, European-style kitchen complete with sleek white soft-close cabinetry, quartz countertops, stainless steel appliances & center island with seating “ perfect for everyday living & entertaining! Steps away from the kitchen offers easy access to private patio with HEATED concrete for year round comfort. The third level features a relaxing living space complete with cozy electric fireplace and access to private balcony. Upstairs you will find the deluxe primary suite featuring luxurious 4-piece ensuite bathroom with dual sinks, oversize walk-in shower, & large walk-in closet with custom built-ins for all your storage needs. A second very spacious bedroom, flex space / office space with skylight, main 4-piece bathroom, & enclosed laundry complete the upper level. The prime location means easy access to Bow Trail & LRT line to take you everywhere you need to go! Nearby Westbrook Mall offers numerous



amenities, and just minutes to Edworthy Park, Shagnappi golf course, schools, parks & pathways! Donâ€™t miss out on this beautiful inner city townhome â€” Book your viewing today!

Built in 2016

Essential Information

MLS® #	A2232714
Price	\$549,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,593
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	109, 15 Rosscarrock Gate Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1E6

Amenities

Amenities	Parking, Visitor Parking, Secured Parking
Parking Spaces	1
Parking	Assigned, Underground, Guest, Heated Garage, Secured

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Walk-In Closet(s), Stone Counters
-------------------	---

Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Landscaped
Roof	Rubber
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	97
Zoning	M-C1

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.