

\$725,000 - 25 Rossdale Road Sw, Calgary

MLS® #A2257395

\$725,000

3 Bedroom, 1.00 Bathroom, 956 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

****ATTENTION INVESTORS, BUILDERS & DEVELOPERS!****

Outstanding inner-city development opportunity in sought-after Rosscarrock! Situated on 5998 sq ft, this 60 ft Ã— 100 ft RCG-zoned lot comes with an approved Development Permit (DP) for an infill project â€” ideal for redevelopment, rental income, or a hold-and-build strategy.

The existing 3-bedroom bungalow with full basement features a new roof, new deck, and a sunny south-facing backyard on a large lot. An oversized double garage with 220V power and attic storage offers excellent functionality and income potential.

Unbeatable location â€” steps to the 45th Street LRT, minutes to downtown, and close to Westbrook Mall, Optimist Park, Edworthy Park, and top schools. Quick access to Bow Trail, 17th Ave SW, and Sarcee Trail ensures easy connectivity citywide.

With supportive zoning, strong infrastructure, and future growth potential, this is a prime investment or redevelopment site in Calgaryâ€™s vibrant inner city. DP plan available upon request.

Built in 1959

Essential Information

MLS® # A2257395

Price \$725,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	956
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	25 Rossdale Road Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2P1

Amenities

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

Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	65
Zoning	Residential - Contextual

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.