20 Rossburn Crescent SW

Calgary | Active | MLS® A2338828

$679,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1958**	**965.23 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE | SATURDAY, NOV. 21, 12:30-2:30PM * GREENSPACE VIEWS, AN UPDATED INTERIOR, AND ROOM TO GROW! Situated on a quiet crescent in the established inner-city community of Rosscarrock, this beautifully maintained bungalow offers the perfect combination of comfortable living, versatile spaces and everyday convenience. Featuring 4 BEDROOMS, a SEPARATE HOME OFFICE, FULLY DEVELOPED BASEMENT, spacious backyard with NEW FENCING and a DOUBLE DETACHED GARAGE, this home has plenty to offer inside and out.

Step inside to a bright, welcoming living room featuring a large picture window overlooking the greenspace, light-toned flooring, recessed lighting and a fresh neutral palette. The updated kitchen offers white cabinetry, stainless steel appliances, a subway tile backsplash, generous counter space and additional cabinetry for storage or a convenient coffee station. An adjoining dining area provides plenty of room for family meals and entertaining, with sliding patio doors leading directly to the LARGE REAR DECK.

The main floor features THREE BEDROOMS, including a spacious primary bedroom, two additional bedrooms ideal for family or guests, and an updated 4-piece bathroom. The FULLY DEVELOPED BASEMENT expands your living space with a generous recreation room, built-in bar and cabinetry, FOURTH BEDROOM, separate office, 3-piece bathroom, laundry and additional storage. Whether you need space for teenagers, overnight guests, working from home or entertaining, this flexible layout offers plenty of possibilities.

Step outside to enjoy a LARGE BACKYARD with mature trees, a spacious wood deck, plenty of lawn space and a NEW FENCE recently installed by the seller. There's room for summer gatherings, gardening, kids to play or simply relaxing outdoors. The DOUBLE DETACHED GARAGE provides convenient parking and additional storage, while the greenspace directly across the street adds to the home's peaceful setting.

LOCATION IS ANOTHER HIGHLIGHT. Rosscarrock offers excellent access to Westbrook LRT Station, Bow Trail, Sarcee Trail and 17 Avenue SW, making commuting and everyday errands convenient. Nearby schools include St. Michael School and Vincent Massey School, while Shaganappi Point Golf Course, Edworthy Park and the Bow River pathway system provide great options for outdoor recreation. Shopping, restaurants, cafés and other amenities are all within easy reach, with downtown Calgary approximately 10 minutes away.

With its UPDATED LIVING SPACES, FLEXIBLE FLOOR PLAN, GENEROUS OUTDOOR SPACE and desirable INNER-CITY LOCATION, this is a home that offers comfort, practicality and room to make it your own. Come see what makes this Rosscarrock property worth a closer look!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338828
Bedrooms	4

Bathrooms	2
Year Built	1958
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	965.23 sq. ft.
Main Level Finished Area:	965.23 sq. ft.
Below Grade Finished Area:	891.24 sq. ft.
Acreage:	No
Lot Area:	6,157 sq. ft.
Lot Frontage:	35'½"
Lot Details:	10.68 x 34.54 x 26.83 x 30.59M
Front Exposure:	Southwest
Unit Exposure:	Southwest
Entry Level:	1
Levels:	One
Total Rooms Above Grade:	5
Year built:	1958 (Age: 68)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3

Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7856HD
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Rosscarrock
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Inclusions:	N/A

Restrictions:	None Known
Main Floor	Bedroom · 11'4" × 8'3" ·
Main Floor	Bedroom · 11'11" × 8'1" ·
Main Floor	Kitchen · 16'2" × 11'3" ·
Main Floor	Living Room · 15'11" × 15'8" ·
Main Floor	Bedroom - Primary · 11'11" × 11'9" ·
Basement	Other · 14'5" × 3'9" ·
Basement	Bedroom · 10'11" × 10'11" ·
Basement	Office · 8' × 5'1" ·
Basement	Game Room · 17'7" × 11'1" ·
Basement	Storage · 8'3" × 7'11" ·
Basement	Furnace/Utility Room · 17'7" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Quartz Counters, Separate Entrance, Storage
Exterior Features:	BBQ gas line, Fire Pit, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Irregular Lot, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Aug 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/20-rossburn-crescent-sw-calgary-a2338828/

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