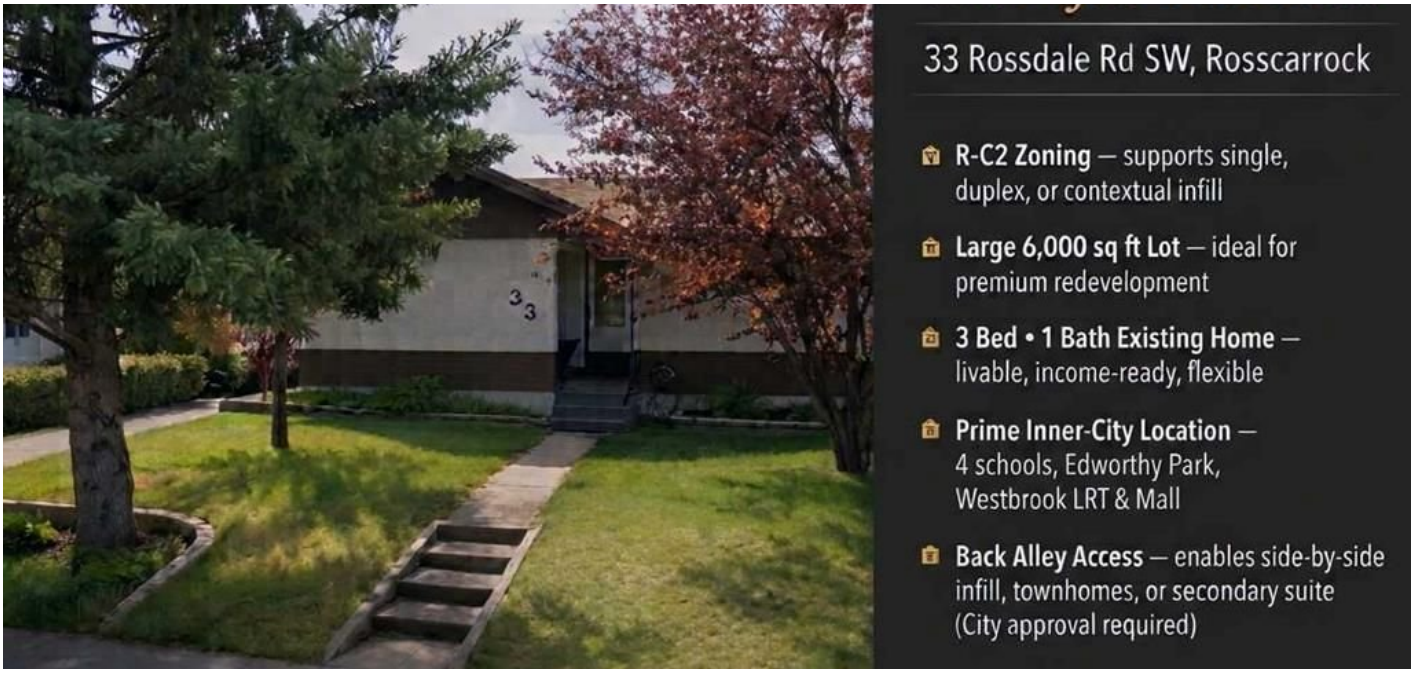
33 Rossdale Road SW

Calgary | Active | MLS® A2338033

$789,000





Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1958**	**958.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Honestdoor Inc.

A closer look

Click brochure link for more details. Positioned in Calgary’s vibrant Rosscarrock community, this existing home R-CG sits on a large 6,000 sqft lot near upscale new builds. With 3 bedrooms and 1 bathrooms, the existing home is immediately livable and income-ready, while also presenting itself as a compelling opportunity for premium infill or multi-unit redevelopment in one of Calgary’s most dynamic inner-city corridors (pending permits and approvals). Therefore, the versatility of the home provides exceptional flexibility for builders, investors, and homeowners alike. Minutes from downtown, 4 schools, Edworthy Park, Westbrook LRT Station, and Westbrook Mall, this exceptional Rosscarrock property has attractive rental potential and zoning that supports contextual single/duplex infill (pending permits and approvals) - a rare chance to secure a parcel in one of Calgary’s fastest-growing inner-city corridors. With back alley access, this property brings seamless potential for side-by-side infill, townhouses, legal secondary suite or future development opportunities, upon approval by the City. Additionally, this property includes a fully paid architect, perfect for prospective builders and developers alike to design a completely custom home as part of their vision.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338033
Bedrooms	3
Bathrooms	1
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:	958.8 sq. ft.
Acreage:	No

Lot Area:	5,995 sq. ft.
Lot Frontage:	60' 1/8 "
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1958 (Age: 68)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	7856HD
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Detached, Off Street
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room
City Quadrant:	Southwest
Community:	Rosscarrock
Appliances:	See Remarks
Inclusions:	Contact Seller Directly
Restrictions:	See Remarks
Main Floor	Mud Room · 3'4" × 3'2" ·
Main Floor	Living/Dining Room Combination · 15'10" × 15'6" ·
Main Floor	Kitchen · 15' × 11'4" ·
Main Floor	Foyer · 5'3" × 3'9" ·
Main Floor	Bedroom · 11'9" × 7'11" ·
Main Floor	Bedroom - Primary · 11'8" × 11'8" ·
Main Floor	Bedroom · 11'4" × 8'2" ·
Basement	Furnace/Utility Room · 13'11" × 11'5" ·
Title to Land:	Fee Simple
Community Features:	Golf, Playground, Schools Nearby
Interior Features:	No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, City Lot, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/33-rossdale-road-sw-calgary-a2338033/

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.