

# \$559,900 - 109, 15 Rosscarrock Gate Sw, Calgary

MLS® #A2232714

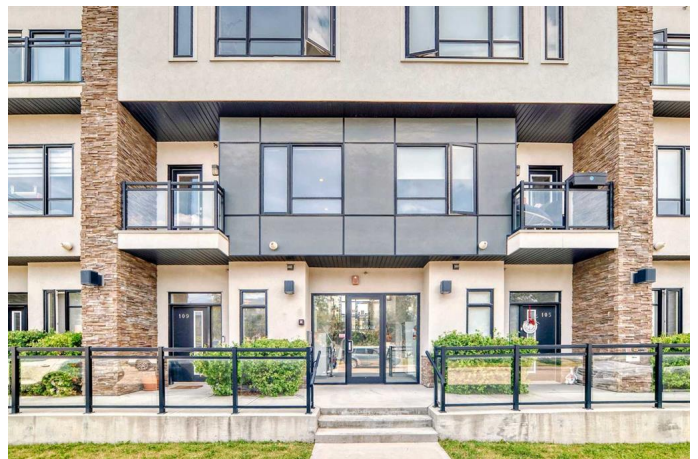
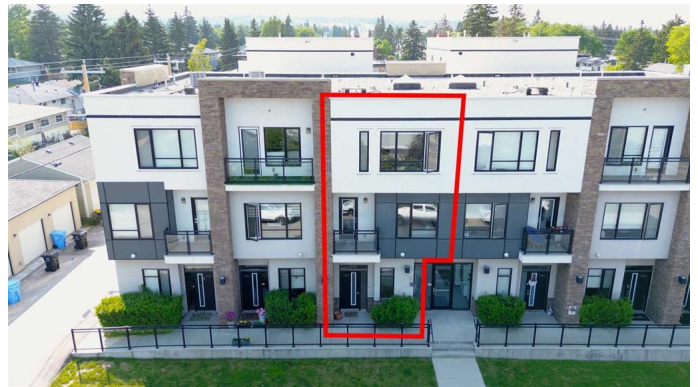
**\$559,900**

2 Bedroom, 3.00 Bathroom, 1,593 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

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!



Don't miss out on this beautiful inner city townhome – Book your viewing today!

Built in 2016

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2232714      |
| Price          | \$559,900     |
| 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, Secured Parking, Visitor Parking            |
| Parking Spaces | 1                                                    |
| Parking        | Assigned, Heated Garage, Secured, Underground, Guest |

**Interior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer                  |
| 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 | 11              |
| Zoning         | M-C1            |

## Listing Details

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

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