



\$ 499,900.00

## 113 15 ROSSCARROCK GATE SW CALGARY

<https://paulbrinton.com>

This luxurious 2-bedroom 2.5 bathroom open concept townhouse offers unparalleled value. You are greeted with gorgeous, engineered hardwood floors that flow through the home. The lower level includes a beautiful office with large windows (perfect lighting for those Zoom calls), a half bathroom, and lots of storage for all your...

- 2 beds
- 3 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 3 Storey

**MLS ® #:** A1156839

**Type:** Row/Townhouse

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Year built:** 2016

**Parking:** Assigned, Heated Garage, Insulated  
, Parkade, Underground

**Post Updated:** 2021-10-27 22:20:06

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 10/27/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Association Amenities:** Parking,Storage

**Fireplace Features:** Electric

**Community Features:** Golf,Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** None

**District:** CAL Zone W

**Inclusions:** N/A

**Lot Features:** Back Lane,Corner Lot

**Fireplace:** 1

**Accessibility Features:** Accessible  
Entrance

**Water Source:** Public

**Utilities:** Electricity Connected

**Exterior Features:** Other

**Electric:** 100 Amp Service

**Cooling:** Central Air

**Interior Features:** Granite Counters,Kitchen  
Island,No Smoking Home,Storage

**Roof Type:** Rubber



**Heating Type:** Forced Air,Natural Gas

**Sewer Septic:** Public Sewer

## PROPERTY INFORMATION

**Basement:** None

**Levels:** Three Or More

**Laundry features:** Laundry Room, Upper Level

**Zoning:** M-C1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 343.57

**Title Land:** Fee Simple

**Photo Count:** 28

**Rooms Above Grade:** 7

**Unit Exposure:** E

**Unit Number:** 113

**Construction Materials:** Composite Siding,Stucco,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 38.07M 124`11"

**Appliances:** Garburator,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings

**Living Area SF:** 1455.00

**Subdivision Name:** Rosscarrock

**Structure Type:** Five Plus

**Restrictions:** Pets Allowed

