\$899,000 - 1402 Crescent Road Nw, Calgary

MLS® #A2205674

\$899,000

5 Bedroom, 3.00 Bathroom, 1,222 sqft Residential on 0.11 Acres

Rosedale, Calgary, Alberta

Welcome to 1402 Crescent Rd NW, a rare gem on a prime corner lot with desirable RC-G zoning in the vibrant, walkable community of Rosedale. This 1,222 sq.ft. raised bungalow offers endless potential with 5 bedrooms (3 up, 2 down), 2.5 bathrooms, a fully developed basement with large windows, and an oversized single attached garage (potential for walkout conversion, subject to city approval). Enjoy the mountain views from the west-facing 3-season sunroom, refinish the hardwood floors to your taste, and take advantage of 3â€"4 off-street parking spaces. Ideally located near schools, transit (including LRT), SAIT, University of Calgary, Foothills Hospital, Downtown, and Kensington's shops and restaurants, this property is perfect for renovation, new construction, or multi-family development. Don't miss this hilltop treasureâ€"schedule your viewing today!

Built in 1947

Essential Information

MLS® # A2205674 Price \$899,000

Bedrooms 5

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,222

Acres 0.11







Year Built 1947

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 1402 Crescent Road Nw

Subdivision Rosedale
City Calgary
County Calgary
Province Alberta

Postal Code T2M 4B1

Amenities

Parking Spaces 2

Parking Single Garage Attached, On Street

of Garages 1

Interior

Interior Features Ceiling Fan(s), Jetted Tub

Appliances Dishwasher, Electric Range, Refrigerator, Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Back Lane, Corner Lot, Landscaped, Paved

Roof Asphalt

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 26th, 2025

Days on Market 16

Zoning R-CG

Listing Details

Listing Office Creekside Realty

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