

# \$849,999 - 1402 Crescent Road Nw, Calgary

MLS® #A2205674

## \$849,999

5 Bedroom, 3.00 Bathroom, 1,222 sqft

Residential on 0.11 Acres

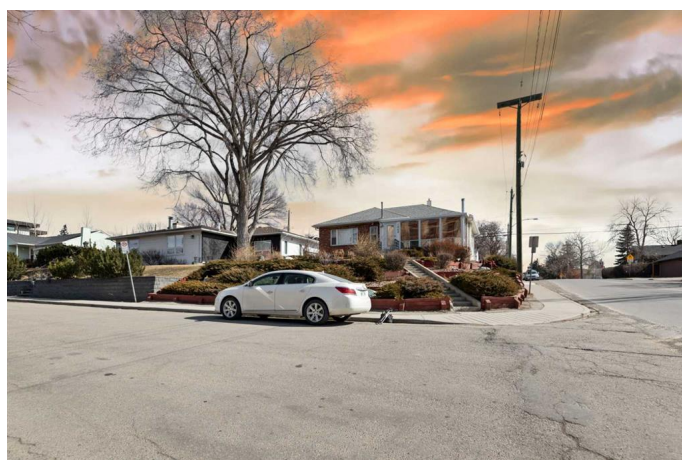
Rosedale, Calgary, Alberta

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 3-4 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 treasure—schedule your viewing today!

Built in 1947

## Essential Information

MLS® #	A2205674
Price	\$849,999
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	On Street, Single Garage Attached
# 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	113
Zoning	R-CG

### Listing Details

Listing Office

Creekside Realty

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