

# \$969,900 - 1334 Crescent Road Nw, Calgary

MLS® #A2239772

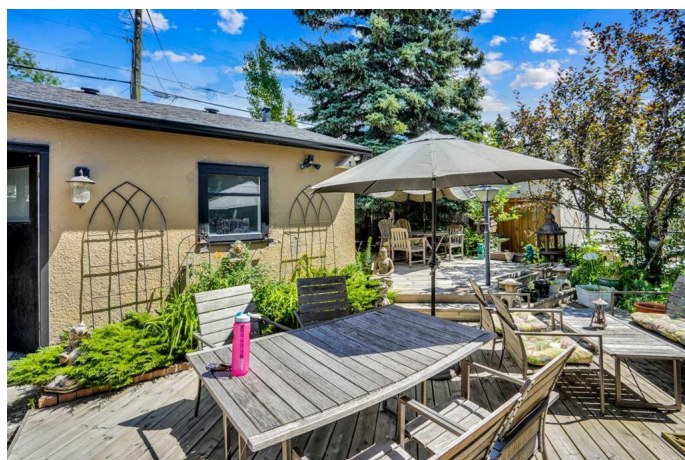
**\$969,900**

5 Bedroom, 2.00 Bathroom, 1,890 sqft

Residential on 0.14 Acres

Rosedale, Calgary, Alberta

Huge, custom-built bungalow on Crescent Road, offering 1,890 square feet of living space with four bedrooms. Conveniently located within walking distance to SAIT, LRT, and nearby restaurants and schools, this home sits on a spacious corner lot that allows abundant natural light throughout the main living areas. The interior features elegant cornice ceiling moldings and three-quarter-inch oak hardwood floors, highlighted by a generous 21-foot formal living room featuring a brick wood-burning fireplace. Wonderful, large primary bedroom with dual closets, roomy hallway with classic wainscoting detail, while the fully developed basement offers an original one-bedroom illegal suite with its own living room and fireplace, along with ample storage, cold room, and a sizable laundry area. The private, fully fenced backyard, complete with two decks, perfect for large gatherings and enjoying summer evenings. Additionally, the highly-rated Rosedale K-9 school is less than half a block away, making this an exceptional opportunity to reside in Rosedale for under \$1,000,000.



Built in 1952

## Essential Information

MLS® #	A2239772
Price	\$969,900
Bedrooms	5

Bathrooms	2.00
Full Baths	2
Square Footage	1,890
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1334 Crescent Road Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4A9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	French Door, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot

Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	12
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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