

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

MLS® #A2205674

## \$849,999

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

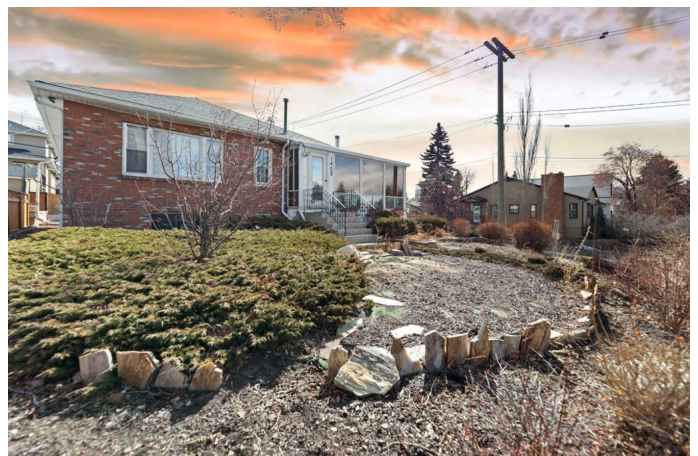
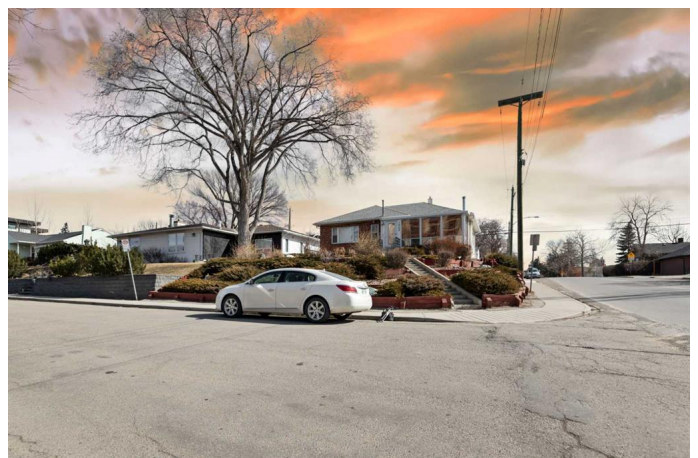
Rosedale, Calgary, Alberta

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 | 85               |
| Zoning         | R-CG             |

### Listing Details

Listing Office

Creekside Realty

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