

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

MLS® #A2205674

## \$899,000

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

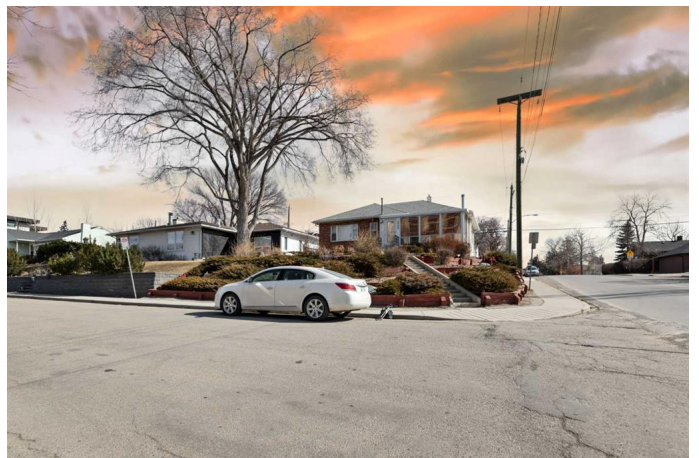
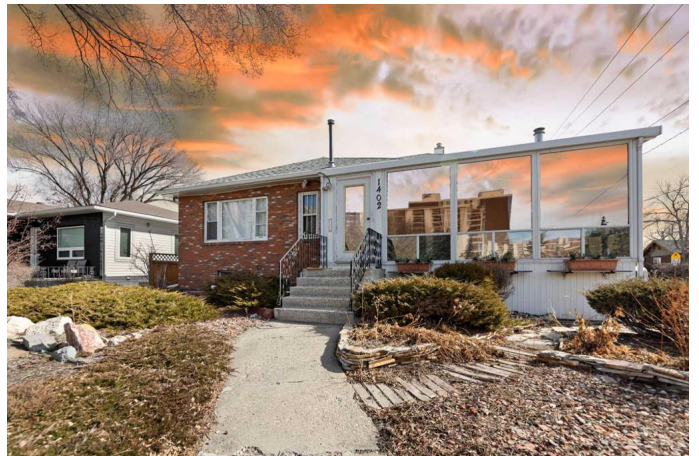
Rosedale, Calgary, Alberta

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 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	\$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	9
Zoning	R-CG

### **Listing Details**

Listing Office

Creekside Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.