1402 Crescent Road NW
Calgary, Alberta

MLS # A2190132

$999,100

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,233 sq.ft.	**Age:**	1947 (78 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Paved		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Jetted Tub		

Inclusions:	N/A

?? 1402 Crescent Road NW: Endless Possibilities in Prestigious Rosedale! Discover an exceptional opportunity to own property in one of Calgary's most sought-after neighborhoods—Rosedale. Whether you’re looking to renovate or build your dream home, this property offers the perfect canvas to bring your vision to life. ? Why You’ll Love It: 1. Prime Location: Situated on a quiet, tree-lined street in Rosedale, this property offers unmatched access to top-rated schools, SAIT, parks, and amenities while being minutes from downtown Calgary. 2. Lot Potential: A rare chance to build your dream home on a spacious lot in a community known for its timeless appeal and high property values. 3. Renovate or Rebuild: The existing structure provides an excellent opportunity for a complete renovation or start fresh with a custom-built masterpiece. ?? Outdoor Potential.. The lot features mature landscaping, offering privacy and charm with endless design possibilities for outdoor living spaces. ?? Details: Lot Size: 50 "x 95" Ft" Zoning: RCG Current Structure: 5 bedrooms, 2 bathrooms ??? Investment Opportunity: Properties like this don’t come often! Whether you’re a homeowner or an investor, this is your chance to create something truly special in the heart of Rosedale.   Schedule a showing today and take the first step toward realizing your dream.