



**GRASSROOTS**  
REALTY GROUP

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**1334 Crescent Road NW**  
**Calgary, Alberta**

**MLS # A2239772**



**\$969,900**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,890 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectar		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full, Suite
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	French Door, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** n/a

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.