



**1402 Crescent Road NW  
Calgary, Alberta**

**MLS # A2280302**



**\$1,250,000**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Paved		

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

<b>Inclusions:</b>	N/A
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1402 Crescent Road NW – Opportunity to build your dream home in prestigious neighborhood of Rosedale. Discover an exceptional opportunity to own property in one of Calgary’s most sought-after communities—Rosedale. Whether you are looking to renovate the existing home or build your dream residence, this property offers the perfect canvas to bring your vision to life. Situated on a quiet, tree-lined street, the location provides unmatched access to top-rated schools, SAIT, parks, and everyday amenities, all while being just minutes from downtown Calgary. Rosedale is known for its timeless appeal, strong community feel, and consistently high property values. This property offers outstanding lot potential with a 50' x 95' RCG-zoned lot, presenting a rare opportunity to build in one of Calgary’s most prestigious inner-city neighborhoods. The existing home features five bedrooms and two bathrooms, making it suitable for a full renovation or redevelopment into a custom-built masterpiece. The lot is enhanced by mature landscaping that offers privacy and charm, with endless possibilities for creating inviting outdoor living spaces. Opportunities like this are rare. Whether you are a homeowner or 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 vision.