



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**1402 Crescent Road NW
Calgary, Alberta**

MLS # A2280302



\$1,250,000

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,233 sq.ft.	Age:	1947 (79 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:	Full	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 – 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.