



**228 Crescent Road NW
Calgary, Alberta**

MLS # A2291752



\$2,997,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,327 sq.ft.	Age:	1939 (87 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized, Single Gara		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Irregular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Recessed Lighting, Walk-In Closet(s), Wet Bar		

Inclusions: projector and screen in rec room. Wall mounted Tv in upper level Wet bar. Mounted Cameras, Piano

OPPORTUNITY of a lifetime! Set on the most coveted RIDGE VIEW street in Calgary and first time on market in 50 years. This property is perfectly positioned for the trifecta of enthralling panoramic vistas - CITY SKYLINE, RIVER VALLEY + ROCKY MOUNTAINS! This estate LOT has a 56' Frontage X 137' deep on west side, increasing to 163' deep on the east. Fabulous for development prospect or enjoyment of the current home & private back yard. This original Craftsman Style home exudes the warmth & natural elements of that design era with exposed rafters and beautiful gumwood detailing. Major 2022 renovation have created an Open Main Floor plan with dreamy custom Denca Kitchen, 2 updated Bathrooms, all new Electrical, Asbestos abatement, Upper level Wet Bar + more. Ideal for small or large families, this home offers 3227 sq. plus developed basement with total of 5 Bedrooms & 4.5 Bathrooms. Gathering spots of Living, Dining, Kitchen, Breakfast Nook + Upper Family Room are wonderful, warm, welcoming spaces to relax, enjoy life, each other, all while relishing the amazing vistas. 2 Full Baths , 2 Bedrooms (1 en-suited) & Laundry complete this level. Upstairs showcases the delightful Family Room, Office + Primary Bedroom Suite. Loads more living in the Lower level with 2 bedrooms, Full Bath w/ Sauna+ Rec Room. Large, Private Backyard incorporates 2 Garages. Oversized, Heated, Double Garage PLUS Oversized, Heated Single Garage, accessed by Paved alley. LOCATION is second to none..with VIEWS, Parks, River Pathways, easy walk to Downtown, local schools + restaurants. Don't delay + miss this chance to live on one of the most prestigious addresses in Calgary!