



**1402 Crescent Road NW**  
**Calgary, Alberta**

**MLS # A2140132**



**\$775,000**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1947 (77 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>	Finished, Full, Walk-Out To Grade	<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, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to 1402 Crescent Rd NW where charm meets convenience. Amazing hilltop location with views located in the vibrant, walkable community of Rosedale. Close to schools, transit (including LRT), SAIT, University, Foothills Hospital, Downtown and all your favourite Kensington shops and restaurants! 1232 sq.ft. raised bungalow with a total of 5 bedrooms (3 up&dash;2 down), 2 1/2 bathrooms, fully developed basement, large windows on both levels and a oversize single attached garage, possible to convert to lower level walkout entrance ( must check with city). Enjoy the mountain views form your comfortable west facing 3 season-sunroom. Hardwood floors ready for refinishing, 3 or 4 off-street parking spots and newer furnace. The owner lived in this home for 50 years and is ready to pass her much loved home to you. Renovate to your taste or build new! You won't want to miss this gem!