



GRASSROOTS
REALTY GROUP

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1402 Crescent Road NW
Calgary, Alberta

MLS # A2205674



\$849,999

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	1947 (78 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	On Street, 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	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub		
Inclusions:	N/A		

Welcome to 1402 Crescent Rd NW, a rare gem on a prime corner lot with desirable RC-G zoning in the vibrant, walkable community of Rosedale. This 1,222 sq.ft. raised bungalow offers endless potential with 5 bedrooms (3 up, 2 down), 2.5 bathrooms, a fully developed basement with large windows, and an oversized single attached garage (potential for walkout conversion, subject to city approval). Enjoy the mountain views from the west-facing 3-season sunroom, refinish the hardwood floors to your taste, and take advantage of 3–4 off-street parking spaces. Ideally located near schools, transit (including LRT), SAIT, University of Calgary, Foothills Hospital, Downtown, and Kensington’s shops and restaurants, this property is perfect for renovation, new construction, or multi-family development. Don’t miss this hilltop treasure—schedule your viewing today!