



GRASSROOTS
REALTY GROUP

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1102 Crescent Road NW
Calgary, Alberta

MLS # A2206914



\$1,899,000

Division:	Rosedale		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,897 sq.ft.	Age:	1952 (73 yrs old)
Beds:	5	Baths:	3
Garage:	Carport, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All window coverings, all light fixtures, garage door opener, alarm system built-in, garden shed and fridge & workbench downstairs.

This property is located on sought after CRESCENT ROAD NW in Rosedale. With magnificent and unobstructed MOUNTAIN views and stunning sunsets, this is a rare find right on McHugh Bluff, across from a city park. Design and build your own masterpiece on this LARGE LOT, measuring 61' x 140' (18.58m x 42.66m) and totalling 7,814 sq ft (726 sq meters). This house has over 2,500 sq ft of total living space and comes with a developed basement and a total of 5 bedrooms (one on the main floor) and 3 bathrooms. The large back yard has a very good-sized deck with overhang. This property is completed with a single car detached garage and carport. Rosedale offers exclusive inner city living in a walkable, quiet community. The great shops of Kensington, the Jubilee Auditorium, SAIT, Rosedale School and Crescent Heights High School are all within walking distance. The TransCanada Highway provides quick access to Crowchild Trail and Deerfoot Trail. Very prevalent in Rosedale is McHugh Bluff featuring pathways and walking trails and meandering above and following the course of the Bow River. Right across from this property is a park with an off-leash area providing breathtaking mountain views, city views and stunning sunsets. Other nearby amenities include the Rosedale Community Hall, Rosedale Park with tennis courts and Riley Park. Properties along Crescent Road NW don't come up often, so make sure to book a showing to come and see what possibilities this great property holds.