



# 1402 Crescent Road Calgary Alberta

\$999,100

?? 1402 Crescent Road NW: Endless Possibilities in Prestigious Rosedale! Discover an exceptional opportunity to own property in one of Calgary's most sought-after neighborhoods--Rosedale. Whether you're looking to renovate or build your dream home, this property offers the perfect canvas to bring your vision to life.? Why You'll Love It:1. Prime Location: Situated on a quiet, tree-lined street in Rosedale, this property offers unmatched access to top-rated schools, SAIT, parks, and amenities while being minutes from downtown Calgary.2. Lot Potential: A rare chance to build your dream home on a spacious lot in a community known for its timeless appeal and high property values.3. Renovate or Rebuild: The existing structure provides an excellent opportunity for a complete renovation or start fresh with a custom-built masterpiece. ?? Outdoor Potential.. The lot features mature landscaping, offering privacy and charm with endless design possibilities for outdoor living spaces.?? Details:Lot Size: 50 "x 95" FtZoning: RCGCurrent Structure: 5 bedrooms, 2 bathrooms??? Investment Opportunity:Properties like this don't come often! Whether you're a homeowner or an 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 dream. (id:6769)

Other 11.83 Ft x 13.08 Ft  
 Bedroom 11.42 Ft x 11.67 Ft  
 Storage 4.67 Ft x 6.25 Ft  
 Recreational, Games room 14.92 Ft x 13.08 Ft  
 Bedroom 13.92 Ft x 13.50 Ft  
 3pc Bathroom 8.58 Ft x 4.50 Ft  
 Other 5.17 Ft x 9.08 Ft  
 Living room 19.00 Ft x 14.17 Ft

Primary Bedroom 12.00 Ft x 12.92 Ft  
 Bedroom 11.83 Ft x 11.08 Ft  
 4pc Bathroom 8.17 Ft x 8.25 Ft  
 Other 12.08 Ft x 16.50 Ft  
 2pc Bathroom 5.67 Ft x 2.58 Ft  
 Bedroom 10.25 Ft x 11.75 Ft  
 Foyer 5.92 Ft x 4.92 Ft  
 Sunroom 19.67 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:  
 Royal LePage Benchmark



See

**Mirror**

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