



# 414 Crescent Road Calgary Alberta

\$2,800,000

WOW, opportunities like this come along once in a lifetime! This is truly the front and centre position on the most desirable ridgeview street in the city. Situated directly facing south into the twinkling lights of the downtown skyline with views of the river valley, city, and incredible snow capped Rocky Mountains. Imagine the opportunity of getting to develop and build your family legacy estate property on this extremely deep 50' x 158' lot with the West side of the property extending to 185' long. Let morning sunrises and evening sunsets captivate you capturing the most glorious views throughout the days and seasons. This property is like an island with no laneway and the garage access is off of 3 Street. The potential is endless for what could be built here, call your favourite architect/builder and let the planning process begin for your dream home. (id:6769)

Family room 24.25 Ft x 12.75 Ft  
 Storage 10.00 Ft x 9.00 Ft  
 Bedroom 11.50 Ft x 9.17 Ft  
 3pc Bathroom .00 Ft x .25 Ft  
 Kitchen 15.00 Ft x 10.33 Ft  
 Dining room 15.42 Ft x 11.42 Ft  
 Living room 18.08 Ft x 12.67 Ft

Den 11.00 Ft x 7.58 Ft  
 Bedroom 15.42 Ft x 9.17 Ft  
 5pc Bathroom .00 Ft x .00 Ft  
 Bonus Room 10.08 Ft x 9.75 Ft  
 Primary Bedroom 17.58 Ft x 15.50 Ft  
 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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 RE/MAX House of Real Estate

<http://www.joelsemmens.com/>



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 (CENTRAL)**

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