



## 1221 5 Street Calgary AB

\$1,199,000

The perfect location in the most sought after community of Rosedale, steps from the panoramic views of downtown and backdrop of the snow-capped mountains and river valley ! This 1800+ sq ft renovated, Arts & Crafts home is situated on a park-like setting on 6000+sq ft of land on Alexander Crescent, one of Rosedale's prettiest tree-lined streets. Character abounds with maple hardwood floors, travertine tile, chefs kitchen with new stainless appliances, custom cabinetry and massive granite island with open concept living, dining & entertainment layout + raised 9ft coffered ceilings. This beautiful home has 3 bdrms up, 2 down, 2 bathrms, a beautiful front foyer + large, cozy front porch. The backyard is a family paradise with new landscaping, patio & bbq area with 2 sheds & an attached double garage. This home is full of character & charm. The location & community of Rosedale is truly a lifestyle change... Take a drive to Crescent rd & take it all in...Amazing build plans + approved Permits also Incl. Wow...



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