



1334 Crescent Road Calgary Alberta

\$969,900

Huge, custom-built bungalow on Crescent Road, offering 1,890 square feet of living space with four bedrooms. Conveniently located within walking distance to SAIT, LRT, and nearby restaurants and schools, this home sits on a spacious corner lot that allows abundant natural light throughout the main living areas. The interior features elegant cornice ceiling moldings and three-quarter-inch oak hardwood floors, highlighted by a generous 21-foot formal living room featuring a brick wood-burning fireplace. Wonderful, large primary bedroom with dual closets, roomy hallway with classic wainscoting detail, while the fully developed basement offers an original one-bedroom illegal suite with its own living room and fireplace, along with ample storage, cold room, and a sizable laundry area. The private, fully fenced backyard, complete with two decks, perfect for large gatherings and enjoying summer evenings. Additionally, the highly-rated Rosedale K-9 school is less than half a block away, making this an exceptional opportunity to reside in Rosedale for under \$1,000,000. (id:6769)

Bedroom 17.50 Ft x 10.33 Ft
Dining room 10.50 Ft x 10.08 Ft
Exercise room 16.25 Ft x 16.25 Ft
Kitchen 16.75 Ft x 10.17 Ft
Laundry room 20.92 Ft x 15.75 Ft
Recreational, Games room 20.92 Ft x 14.25 Ft
Storage 11.08 Ft x 7.42 Ft
Storage 20.67 Ft x 5.33 Ft
Furnace 6.17 Ft x 4.75 Ft

3pc Bathroom Measurements not available
Living room 21.83 Ft x 15.33 Ft
Kitchen 14.92 Ft x 11.92 Ft
Dining room 11.75 Ft x 9.50 Ft
Primary Bedroom 16.92 Ft x 14.50 Ft
Bedroom 13.83 Ft x 11.75 Ft
Bedroom 15.00 Ft x 10.83 Ft
Bedroom 13.08 Ft x 11.75 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca