



## 1402 Crescent Road Calgary Alberta

\$899,000

Welcome to 1402 Crescent Rd NW, a rare gem on a prime corner lot with desirable RC-G zoning in the vibrant, walkable community of Rosedale. This 1,222 sq.ft. raised bungalow offers endless potential with 5 bedrooms (3 up, 2 down), 2.5 bathrooms, a fully developed basement with large windows, and an oversized single attached garage (potential for walkout conversion, subject to city approval). Enjoy the mountain views from the west-facing 3-season sunroom, refinish the hardwood floors to your taste, and take advantage of 3-4 off-street parking spaces. Ideally located near schools, transit (including LRT), SAIT, University of Calgary, Foothills Hospital, Downtown, and Kensington's shops and restaurants, this property is perfect for renovation, new construction, or multi-family development. Don't miss this hilltop treasure--schedule your viewing today! (id:6769)

3pc Bathroom 8.58 Ft x 4.58 Ft

Bedroom 13.92 Ft x 13.50 Ft

Bedroom 11.42 Ft x 11.67 Ft

Living room 16.92 Ft x 14.17 Ft

Kitchen 15.00 Ft x 12.00 Ft

Living room 23.25 Ft x 13.00 Ft

Bedroom 12.00 Ft x 12.92 Ft

Bedroom 14.08 Ft x 13.50 Ft

Bedroom 11.67 Ft x 11.42 Ft

4pc Bathroom 8.17 Ft x 8.25 Ft

Other 19.00 Ft x 7.67 Ft

2pc Bathroom 5.67 Ft x 2.58 Ft

Listing Presented By:



Originally Listed by:  
Creekside Realty



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