

# \$1,425,000 - 1408 Crescent Road Nw, Calgary

MLS® #A2249360

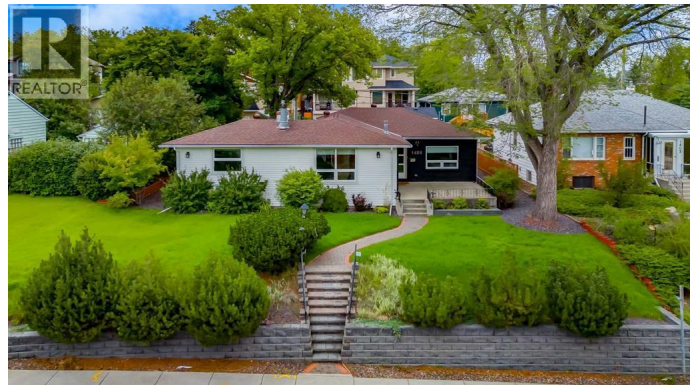
**\$1,425,000**

4 Bedroom, 4.00 Bathroom, 1,614 sqft

Single Family on 0.16 Acres

Rosedale, Calgary, Alberta

Welcome to Crescent Road in the Prestigious Community of Rosedale! This fully renovated bungalow sits on an impressive 75 ft wide lot and offers 2,924 sq ft of thoughtfully designed living space, including a fully developed lower level. Featuring 4 bedrooms (including 2 primary suites with en-suites) and 3 full bathrooms, this home is ideal for families, downsizers, or professionals seeking inner-city convenience. Main Floor Features: Bright open-concept living & dining areas, chef's kitchen with stainless steel appliances & large center island, engineered hardwood flooring, designer lighting, and modern finishes, two spacious primary bedrooms with luxurious en-suites, large windows throughout offering an abundance of natural light. Lower Level: Generous recreation room and media/lounge space, two additional bedrooms and full bathroom, large laundry room with built-in cabinetry, ample storage and functional layout for flexible living. Additional Highlights: Air conditioning & security system, expansive wrap-around deck and fully fenced backyard – perfect for entertaining, detached garage with rear lane access. Fully renovated down to the studs – this bungalow is move-in ready. Location Perks: Steps to Rosedale School (K-9) and SAIT, walking distance to Kensington shops, restaurants, and the Bow River pathways, quick access to Downtown Calgary, public transit, and major roadways. A rare opportunity to own a turnkey home in one of Calgary's most sought-after inner-city



neighborhoods. This property must be seen to be appreciated! (id:6289)

Built in 1947

**Essential Information**

Listing #	A2249360
Price	\$1,425,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,614
Acres	0.16
Year Built	1947
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	1408 Crescent Road Nw
Subdivision	Rosedale
City	Calgary
Province	Alberta
Postal Code	T2M4B1

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, Back lane, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

**Interior**

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Humidifier, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Fully air conditioned
Fireplace	Yes

# of Fireplaces	1
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Brick
Exterior Features	Landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office	Royal LePage Solutions
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