

# \$899,900 - 1334 Crescent Road Nw, Calgary

MLS® #A2261572

**\$899,900**

5 Bedroom, 2.00 Bathroom, 1,890 sqft

Single Family on 0.14 Acres

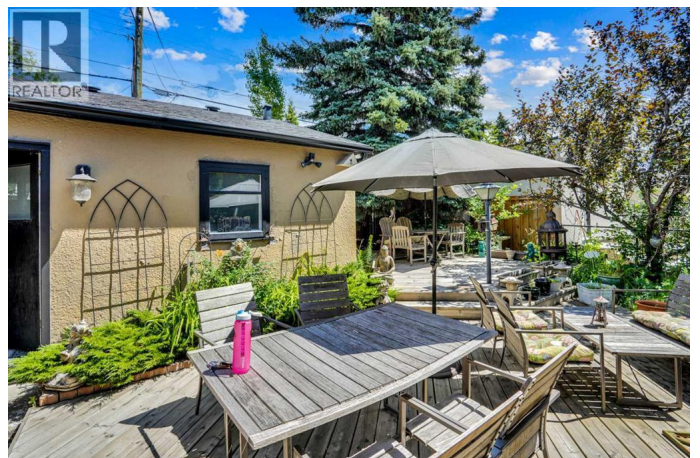
Rosedale, Calgary, Alberta

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:6289)

Built in 1952

## Essential Information

Listing #	A2261572
Price	\$899,900
Bedrooms	5



Bathrooms	2.00
Square Footage	1,890
Acres	0.14
Year Built	1952
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	1334 Crescent Road Nw
Subdivision	Rosedale
City	Calgary
Province	Alberta
Postal Code	T2M4A9

### Amenities

Amenities	Schools, Shopping
Features	Back lane, French door, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Window Coverings, Washer & Dryer
Heating	Natural gas Baseboard heaters, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Suite

### Exterior

Exterior	Stucco
Exterior Features	Fruit trees, Landscaped
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX House of Real Estate
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