



THE
A-TEAM

**RE/MAX
FIRST**

1402 CRESCENT Road, Calgary T2M 4B1

MLS®#: **A2190132** Area: **Rosedale** Listing Date: **01/27/25** List Price: **\$999,100**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1947** Abv Sqft: **1,232**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,736 sqft** Ttl Sqft: **1,232**
 Lot Shape:

DOM

41
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Corner Lot,Landscaped,Paved**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Brick,Vinyl Siding**
 Flooring: **Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Ceiling Fan(s),Jetted Tub**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-------|----------------|-------------------|-------|----------------|
| Living Room | Main | 19`0" x 14`2" | Bedroom - Primary | Main | 12`0" x 12`11" |
| Bedroom | Main | 11`10" x 11`1" | 4pc Bathroom | Main | 8`2" x 8`3" |
| Kitchen With Eating Area | Main | 12`1" x 16`6" | 2pc Ensuite bath | Main | 5`8" x 2`7" |
| Bedroom | Main | 10`3" x 11`9" | Foyer | Main | 5`11" x 4`11" |
| Other | Lower | 11`10" x 13`1" | Sunroom/Solarium | Main | 19`8" x 7`7" |
| Bedroom | Lower | 11`5" x 11`8" | Storage | Lower | 4`8" x 6`3" |
| Game Room | Lower | 14`11" x 13`1" | Bedroom | Lower | 13`11" x 13`6" |
| 3pc Bathroom | Lower | 8`7" x 4`6" | Other | Lower | 5`2" x 9`1" |

Title: **Fee Simple**
Legal Desc: **5089FO**
Zoning: **R-C1**

Remarks

Pub Rmks: **?? 1402 Crescent Road NW: Endless Possibilities in Prestigious Rosedale! Discover an exceptional opportunity to own property in one of Calgary's most sought-after neighborhoods—Rosedale. Whether you're looking to renovate or build your dream home, this property offers the perfect canvas to bring your vision to life. ? Why You'll Love It: 1. Prime Location: Situated on a quiet, tree-lined street in Rosedale, this property offers unmatched access to top-rated schools, SAIT, parks, and amenities while being minutes from downtown Calgary. 2. Lot Potential: A rare chance to build your dream home on a spacious lot in a community known for its timeless appeal and high property values. 3. Renovate or Rebuild: The existing structure provides an excellent opportunity for a complete renovation or start fresh with a custom-built masterpiece. ?? Outdoor Potential.. The lot features mature landscaping, offering privacy and charm with endless design possibilities for outdoor living spaces. ?? Details: Lot Size: 50 "x 95" Ft" Zoning: RCG Current Structure: 5 bedrooms, 2 bathrooms ??? Investment Opportunity: Properties like this don't come often! Whether you're a homeowner or an investor, this is your chance to create something truly special in the heart of Rosedale. Schedule a showing today and take the first step toward realizing your dream.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







1402 Crescent Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 973.65 sq ft
Interior Area 973.90 sq ft
Excluded Area 281.49 sq ft



1402 Crescent Rd NW, Calgary, AB

Main Floor Exterior Area 1232.68 sq ft
Interior Area 1165.70 sq ft
Excluded Area 162.99 sq ft



PREPARED: 2024/05/11



White regions are excluded from total floor area in CAD/CES floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.