

# \$1,899,000 - 1102 Crescent Road Nw, Calgary

MLS® #A2206914

**\$1,899,000**

5 Bedroom, 3.00 Bathroom, 1,897 sqft

Residential on 0.18 Acres

Rosedale, Calgary, Alberta

This property is located on sought after CRESCENT ROAD NW in Rosedale. With magnificent and unobstructed MOUNTAIN views and stunning sunsets, this is a rare find right on McHugh Bluff, across from a city park. Design and build your own masterpiece on this LARGE LOT, measuring 61' x 140' (18.58m x 42.66m) and totalling 7,814 sq ft (726 sq meters).

This house has over 2,500 sq ft of total living space and comes with a developed basement and a total of 5 bedrooms (one on the main floor) and 3 bathrooms. The large back yard has a very good-sized deck with overhang. This property is completed with a single car detached garage and carport.

Rosedale offers exclusive inner city living in a walkable, quiet community. The great shops of Kensington, the Jubilee Auditorium, SAIT, Rosedale School and Crescent Heights High School are all within walking distance. The TransCanada Highway provides quick access to Crowchild Trail and Deerfoot Trail.

Very prevalent in Rosedale is McHugh Bluff featuring pathways and walking trails and meandering above and following the course of the Bow River.

Right across from this property is a park with an off-leash area providing breathtaking mountain views, city views and stunning sunsets. Other nearby amenities include the Rosedale Community Hall, Rosedale Park with tennis courts and Riley Park.

Properties along Crescent Road NW don't



come up often, so make sure to book a showing to come and see what possibilities this great property holds.

Built in 1952

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206914          |
| Price          | \$1,899,000       |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,897             |
| Acres          | 0.18              |
| Year Built     | 1952              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1102 Crescent Road Nw |
| Subdivision | Rosedale              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2M 4A8               |

**Amenities**

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 4                               |
| Parking        | Single Garage Detached, Carport |
| # of Garages   | 1                               |

**Interior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                        |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                                                         |
| Cooling           | None                                                                                                               |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Storage                                                         |
| Lot Description   | Back Lane, Back Yard, Private, Rectangular Lot, Front Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Concrete, Stucco                                                                      |
| Foundation        | Poured Concrete                                                                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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