$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 61â€™ x 140â€™ (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 Trial 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 donâ€™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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