

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

MLS® #A2249360

**\$1,425,000**

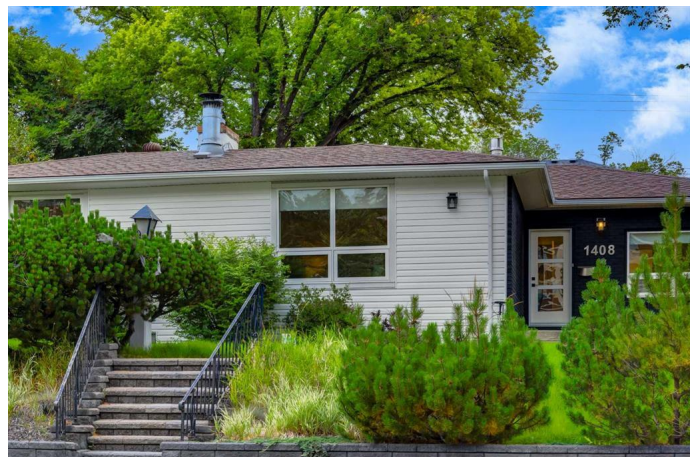
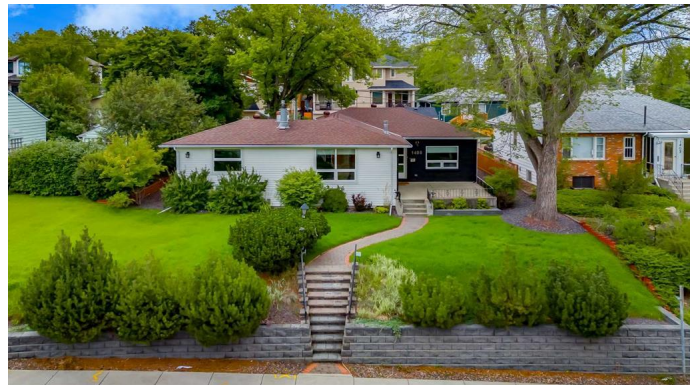
4 Bedroom, 4.00 Bathroom, 1,614 sqft

Residential 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!

Built in 1947

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249360    |
| Price          | \$1,425,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,614       |
| Acres          | 0.16        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

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

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 1                                                        |
| Parking        | Additional Parking, Alley Access, Single Garage Detached |
| # of Garages   | 1                                                        |

**Interior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub  |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Humidifier |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Full                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Great Room, Tile   |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard                                                     |
| Lot Description   | Back Lane, Back Yard, Landscaped, Street Lighting, Treed, Square Shaped Lot |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Brick                                                                       |
| Foundation        | Poured Concrete                                                             |

## Additional Information

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

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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