

# \$969,900 - 1334 Crescent Road Nw, Calgary

MLS® #A2239772

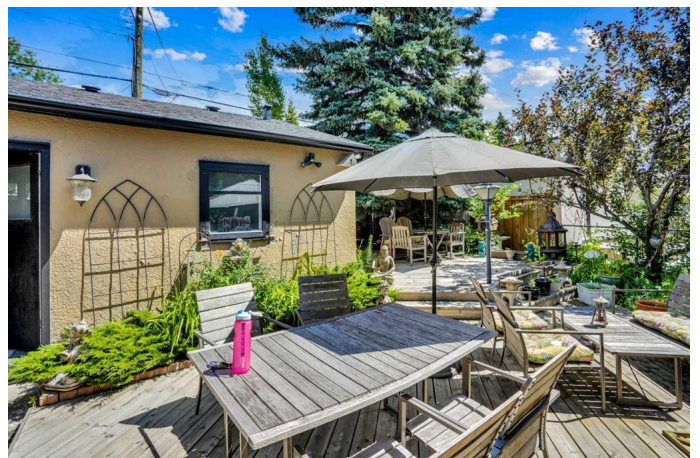
**\$969,900**

5 Bedroom, 2.00 Bathroom, 1,890 sqft

Residential 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.



Built in 1952

## Essential Information

MLS® # A2239772

Price \$969,900

Bedrooms 5

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,890       |
| Acres          | 0.14        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1334 Crescent Road Nw |
| Subdivision | Rosedale              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2M 4A9               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | French Door, No Animal Home, No Smoking Home                             |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                        |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 2                                                                        |
| Fireplaces        | Wood Burning                                                             |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full, Suite                                                    |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                         |
| Lot Description   | Back Lane, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt         |
| Construction | Stucco          |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 19              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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