

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

MLS® #A2249360

**\$1,425,000**

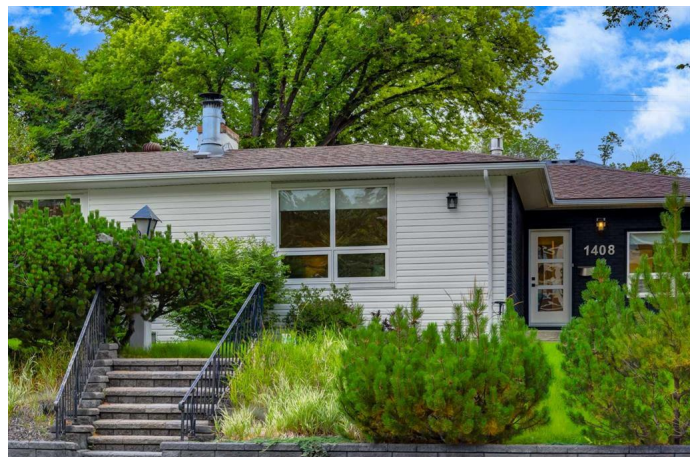
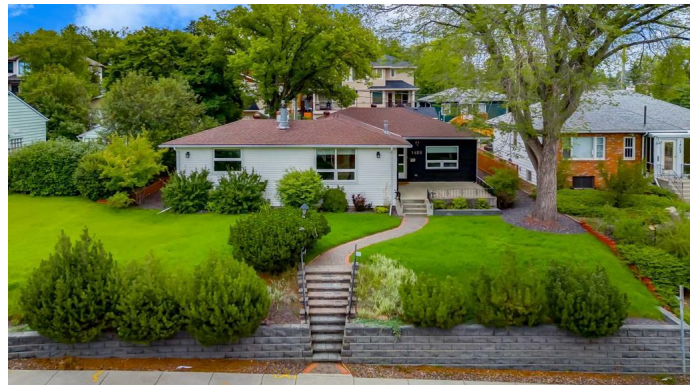
4 Bedroom, 4.00 Bathroom, 1,614 sqft

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, Single Garage Detached, Alley Access
# 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, Humidifier, Microwave, Refrigerator, Washer/Dryer

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

## Exterior

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

## Additional Information

Date Listed	August 16th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
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