

\$2,800,000 - 414 Crescent Road Nw, Calgary

MLS® #A2149036

\$2,800,000

3 Bedroom, 3.00 Bathroom, 1,867 sqft

Residential on 0.21 Acres

Crescent Heights, Calgary, Alberta

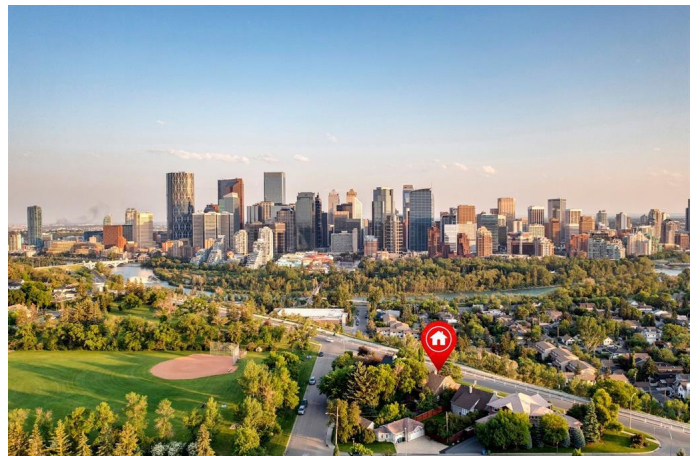
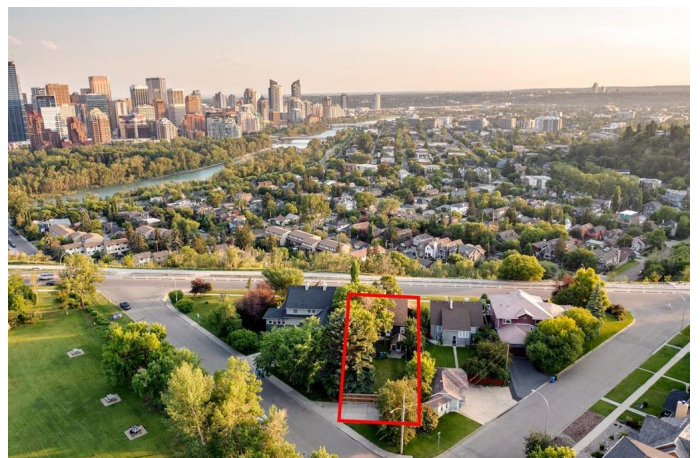
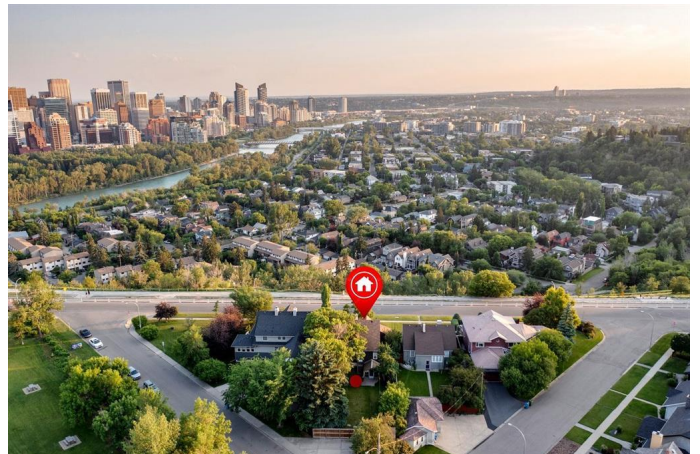
WOW, opportunities like this come along once in a lifetime! This is truly the front and centre position on the most desirable ridgeview street in the city. Situated directly facing south into the twinkling lights of the downtown skyline with views of the river valley, city, and incredible snow capped Rocky Mountains. Imagine the opportunity of getting to develop and build your family legacy estate property on this extremely deep 50' x 158' lot with the West side of the property extending to 185' long.

Let morning sunrises and evening sunsets captivate you capturing the most glorious views throughout the days and seasons. This property is like an island with no laneway and the garage access is off of 3 Street. The potential is endless for what could be built here, call your favourite architect/builder and let the planning process begin for your dream home.

Built in 1930

Essential Information

MLS® #	A2149036
Price	\$2,800,000
Sold Price	\$2,825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,867



Acres	0.21
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	414 Crescent Road Nw
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4A4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Irregular Lot, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	July 16th, 2024
Days on Market	4
Zoning	R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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