

# \$3,000,000 - 922 Crescent Road Nw, Calgary

MLS® #A2213581

**\$3,000,000**

4 Bedroom, 2.00 Bathroom, 2,585 sqft

Residential on 0.20 Acres

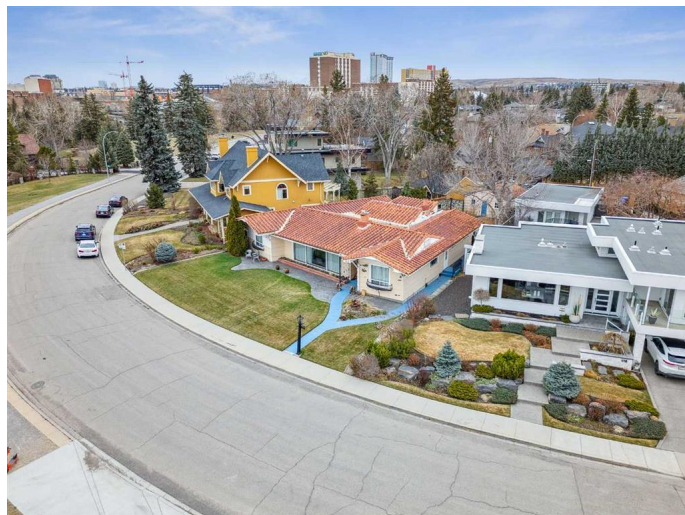
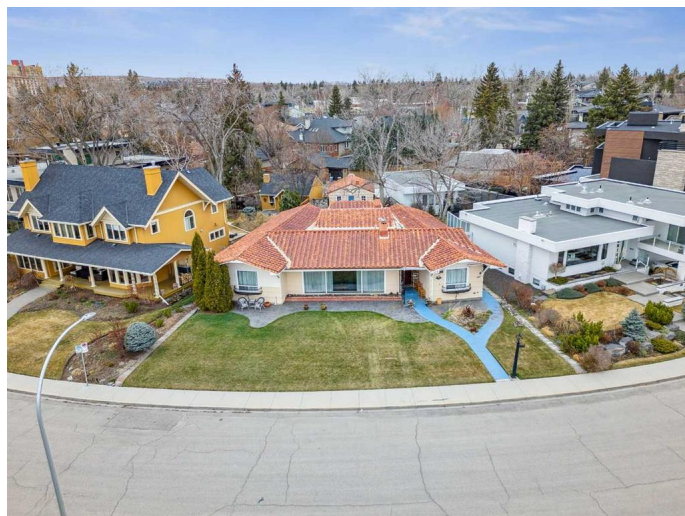
Rosedale, Calgary, Alberta

Spectacular, multidimensional estate home property in one of Calgary's Top 10 locations! Perched atop McHugh Bluff on one of Crescent Roads premier locations offering incredible front row city, mountain & valley views. Home sits on an oversized 8,665 sq ft lot with 85' of frontage. This once in a lifetime opportunity would allow you to develop and build your dream home in a spectacular inner-city setting. Enjoy the sprawling greenspaces, trees and walking pathways literally outside of your front door. Grab to dog and walk along the zig zag pathways of McHugh Bluff and down to Princes Island and the River pathways. Stroll down to explore the eclectic boutiques, coffee shops and restaurants throughout Kensington and Sunnyside. Minutes to all major amenities including the Foothills and Children's Hospitals, all types of shopping, all levels of schools, the downtown core, and so much more. Great locations never go out of style and this one is exceptional!

Built in 1947

## Essential Information

MLS® #	A2213581
Price	\$3,000,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	2,585
Acres	0.20
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	922 Crescent Road Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4A8

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

### Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Pie Shaped Lot, Treed, Views, Environmental Reserve
Roof	Metal
Construction	Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 23rd, 2025

Days on Market            6

Zoning                        R-CG

### **Listing Details**

Listing Office               RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.