

**922 Crescent Road NW**  
**Calgary, Alberta**
**MLS # A2213581**

**\$3,000,000**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,585 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Environmental Reserve, Pie Shaped Lot, Treed, Views		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Piano, Wood Shelving in Kitchen & East Rooms

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!