



\$ 2,850,000.00

118 CRESCENT ROAD NW CALGARY

<https://paulbrinton.com>

****Join us for an Open House on Saturday, December 4, 2021 from 1pm – 3pm!**** A rare opportunity to own a stunning custom home on a quiet section of one of Calgary's most desired streets. 118 Crescent Road is an inner-city haven boasting over 6000sf of developed space featuring 5...

- 5 beds
- 4 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 3 Storey

MLS ® #: A1140962

Type: Detached

Bedrooms: 5

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-12-02 19:18:13

Bathrooms: 4

Bedrooms Above Grade: 2

Date added: 09/20/21

Two Piece Bath: 1

Lot size: 5996 sq ft

Year built: 1996

Parking: Additional Parking, Alley Access, Double Garage Detached, Heated Garage, Paved, See Remarks

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 3

Fireplace Features:
Basement,Bedroom,Double Sided,Gas,Living Room,Masonry,Raised Hearth,Wood Burning

Exterior Features:
Courtyard,Lighting,Private Yard

District: CAL Zone CC

Total Parking: 3

Flooring: Carpet,Ceramic Tile,Cork,Hardwood

Community Features:
Park,Sidewalks,Street Lights

Fencing: Fenced

Cooling: Central Air



Inclusions: Box TV,

Lot Features: Back Lane,Back Yard,Cul-De-Sac,Front Yard,Level,See Remarks,Views

Heating Type: Forced Air,Natural Gas,See Remarks

Interior Features: Bar,Bookcases,Built-in Features,Chandelier,Double Vanity,Elevator,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,Natural Woodwork,No Smoking Home,Recessed Lighting,See Remarks,Skylight(s),Storage,Sump Pump(s),Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar

Roof Type: Metal,Shingle

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 10

Suite: No

Frontage Metres: 15.23M 50`0"

Living Area SF: 4525.05

Structure Type: House

Restrictions: None Known

Levels: Three Or More

Zoning: R-C1

List Price Square Foot: \$ 685.08

Photo Count: 48

Construction Materials: Stone,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Bar Fridge,Built-In Refrigerator,Dishwasher,Double Oven,Electric Cooktop,Microwave,Washer/Dryer,Window Coverings

Subdivision Name: Crescent Heights

Lot Size Acres: 0.14

