



GRASSROOTS
REALTY GROUP

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525 Alexander Crescent NW
Calgary, Alberta

MLS # A2341971



\$1,450,000

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	1934 (92 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Garage Door Opener, On Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Jetted Tub, No Smoking Home, Skylight(s), Wired for Sound		

Inclusions: Deck Planters, Deck Sun Covers

A rare opportunity on Alexander Crescent, one of Rosedale's most cherished streets. Built in 1934, this bungalow has been kept with real care and thoughtfully updated over the years, inside and out. The main floor offers a bright, functional layout, with a spacious primary bedroom, a versatile home office, and an open flow between the kitchen, dining room, and generous living room with a cozy gas fireplace. Large bay windows flood the front lounge with natural light. Downstairs, the fully finished basement adds two more bedrooms, a dedicated laundry room, and exceptional storage throughout. Outside is where this property truly shines. The backyard features professional, mature perennial garden that has been lovingly and meticulously maintained, with a large, newly refinished deck creating a private retreat perfect for entertaining or quiet evenings at home. All of this on a quiet, tree-lined crescent just steps from the Crescent Road ridge and McHugh Bluff, with sweeping city and mountain views, and an easy walk to downtown, SAIT, Rosedale school, Crescent Heights High School and Kensington.