



THE
A-TEAM

**RE/MAX
FIRST**

1117 REGAL Crescent, Calgary T2E 5H2

MLS®#: **A2138109**

Area: **Renfrew**

Listing Date: **06/14/24**

List Price: **\$735,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1947**

Lot Information

Lot Sz Ar: **5,252 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane, No Neighbours Behind, Treed**
Park Feat: **Single Garage Detached**

DOM

14
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet, Hardwood, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`2" x 11`8"
Kitchen	Main	7`9" x 13`11"
Bedroom	Upper	9`4" x 12`1"
Bedroom	Basement	8`7" x 10`9"
4pc Bathroom	Main	8`7" x 6`7"
Laundry	Main	5`1" x 7`0"

Room	Level	Dimensions
Dining Room	Main	9`4" x 11`8"
Bedroom - Primary	Upper	11`1" x 9`10"
Bedroom	Basement	10`4" x 10`9"
Family Room	Basement	10`11" x 8`9"
3pc Bathroom	Basement	5`4" x 5`7"
Entrance	Main	7`8" x 3`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6133GA

Zoning:
R-C2

Remarks

Pub Rmks: **This one and half storey home in Renfrew sits on 50 feet wide front lot with R-C2 zoning. It has a south facing backyard and backs onto community green space which is a rare find for inner city neighbourhoods. Great opportunity for investor/builder! Minutes to downtown, schools, playgrounds, public transit, shopping, an indoor pool and athletic centre. Main level of this home offers spacious living room, kitchen, dining area, full bathroom and laundry. Upstairs you will find 2 generously scaled bedrooms and ample closet space. The basement is finished with a family room, 2 bedrooms and 3-piece bathroom. Single oversized detached garage, fenced and landscaped yard.**

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











