



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1215 REGAL Crescent, Calgary T2E 5H4**

MLS® #: **A2145291**

Area: **Renfrew**

Listing Date: **06/30/24**

List Price: **\$989,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

DOM

**4**

Sub Type:

**Semi Detached (Half**

Layout

Beds: **5 (3 2 )**

**Duplex)**

Finished Floor Area

Baths: **3.5 (3 1)**

City/Town:

**Calgary**

Abv Sqft: **1,717**

Style: **2 Storey,Side by Side**

Year Built:

**2024**

Low Sqft:

Lot Information

Ttl Sqft: **1,717**

Lot Sz Ar:

**2,750 sqft**

Lot Shape:

Parking

Ttl Park: **2**

Access:

Garage Sz: **2**

Lot Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**

Park Feat:

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Composite Siding,Concrete,Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**

Int Feat:

**Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`0" x 7`1"
Dining Room	Main	12`2" x 13`0"
Mud Room	Main	5`6" x 6`2"
Bedroom	Second	10`0" x 12`0"
Laundry	Second	5`0" x 5`5"
Kitchen With Eating Area	Suite	6`4" x 10`0"
Bedroom	Suite	9`7" x 9`8"
Furnace/Utility Room	Suite	6`8" x 9`3"
4pc Bathroom	Second	5`0" x 9`5"

Room	Level	Dimensions
Living Room	Main	12`1" x 15`7"
Kitchen	Main	9`0" x 15`4"
Bedroom - Primary	Second	13`0" x 13`0"
Bedroom	Second	9`8" x 9`8"
Family Room	Suite	11`10" x 15`2"
Bedroom	Suite	10`0" x 11`4"
Laundry	Suite	3`4" x 5`0"
2pc Bathroom	Main	5`0" x 5`6"
5pc Ensuite bath	Second	8`6" x 13`11"

4pc Bathroom

Suite

5'0" x 11'0"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
RC2

TBD

Remarks

Pub Rmks:

Would you like the opportunity to CUSTOMIZE your home before it's too late? If you act quickly and make your purchase before the deadline, you can personalize everything from paint colors and hardware to tile flooring, backsplash, and even hardwood flooring. This home features a separate entrance and is equipped with a 2 bedroom LEGAL BASEMENT SUITE (subject to City approval), offering a great option for future property resale or immediate passive income. Estimated possession is scheduled for December 2024. Located in the heart of Renfrew, this fully developed 5-bedroom home is designed with exceptional quality and functionality. Built by a reputable Calgary custom home builder known for their superior craftsmanship, this modern residence stands out on a beautiful street. The spacious floor plan includes a stunning open-concept kitchen with high-end stainless steel appliances, ideal for both comfort and entertaining. Large windows and doors flood the living areas with natural light, enhancing its appeal. All bedrooms are generously sized, with the primary suite featuring an impressive walk-in closet. The dream ensuite is beautifully appointed, ensuring luxury and comfort. The fully developed lower level, potentially suited (subject to City approval), includes additional 2 bedrooms flooded with natural light from oversized windows and a full bathroom, along with a spacious rec/living room. A detached garage and a newly sodded, fenced backyard complete this perfect package. Situated close to downtown, transit, schools, shopping, and amenities, this executive home offers everything you could desire. Don't miss your chance to see this exceptional property firsthand! Please note: The rendering and blueprints depict the expected final product but are subject to change. Other photos showcase past projects and are intended to provide an idea of the quality you can expect in this home. And remember, act fast to choose your colors and styles!

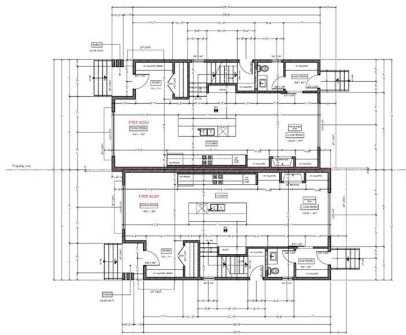
Inclusions:  
Property Listed By:

N/A  
eXp Realty

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



Area Unit: 1213:  
Lower Floor Plan ... 807.41 SQ.FT.  
Garage ... 400.00 SQ.FT.  
Porch ... 28.00 SQ.FT.  
Main Floor ... 807.41 SQ.FT.  
Upper Floor ... 956.09 SQ.FT.  
Total Area= 1993.50 SQ.FT.



Lower Floor Plan (Proposed)

Area Unit: 1215:  
Lower Floor Plan ... 807.41 SQ.FT.  
Garage ... 400.00 SQ.FT.  
Porch ... 28.00 SQ.FT.  
Main Floor ... 807.41 SQ.FT.  
Upper Floor ... 956.09 SQ.FT.  
Total Area= 1993.50 SQ.FT.



Upper Floor Plan (Proposed)

Area Unit: 1213:  
Lower Floor Plan ... 807.41 SQ.FT.  
Garage ... 400.00 SQ.FT.  
Porch ... 28.00 SQ.FT.  
Main Floor ... 807.41 SQ.FT.  
Upper Floor ... 956.09 SQ.FT.  
Total Area= 1993.50 SQ.FT.

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