

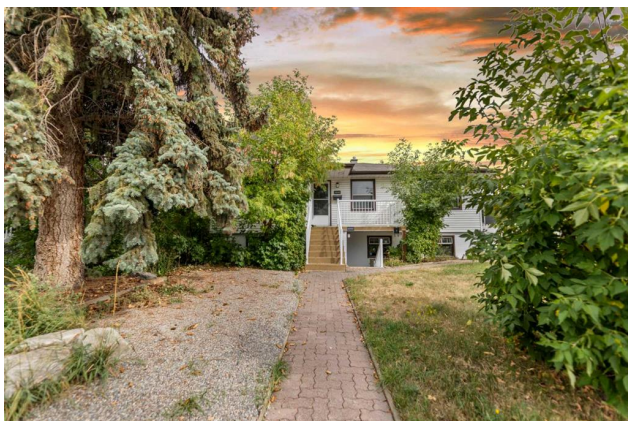


THE
A-TEAM

**RE/MAX
FIRST**

1010 REGAL Crescent, Calgary T2E 5H1

MLS®#: **A2164858** Area: **Renfrew** Listing Date: **09/13/24** List Price: **\$825,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1954**
Lot Information
 Lot Sz Ar: **5,974 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,147**
 Low Sqft:
 Ttl Sqft: **1,147**

DOM

131
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Pie Shaped Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame**
 Flooring: **Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Range,Stove(s),Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`9" x 12`3"	Dining Room	Main	11`11" x 9`9"
Kitchen	Main	11`11" x 11`6"	Bedroom - Primary	Main	12`2" x 11`8"
Bedroom	Main	11`11" x 11`8"	Bedroom	Main	12`2" x 8`8"
4pc Bathroom	Main	8`3" x 6`6"	Bedroom	Basement	15`1" x 10`7"
Bedroom	Basement	10`11" x 10`6"	Game Room	Basement	24`3" x 11`9"
4pc Bathroom	Basement	6`9" x 5`2"	Kitchen	Basement	11`0" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6133GA

Zoning:
R-CG

Remarks

Pub Rmks:

This well-maintained raised bungalow is located in the sought-after inner-city neighborhood of Renfrew property falls under Calgary's new land-use bylaw, potential for future redevelopment. The main floor offers kitchen, dining room, three bedrooms and full bath. The lower level includes a illegal two-bedroom suite with a separate entrance, ideal for extended family or potential rental income. The backyard is fully fenced and includes a patio area surrounded by mature trees. There is also a parking pad for two vehicles. Located just steps from Renfrew Athletic Park, the Calgary Zoo, schools, restaurants, and shopping, this home is perfectly situated for convenience. It's walkable to downtown, with a C-Train station nearby and a bus stop right across the street.

Inclusions:
Property Listed By:

**stove, refrigerator
RE/MAX Real Estate (Central)**

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









