



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1112A REGENT Crescent, Calgary T2E 5J7**

MLS®#: **A2175170**

Area: **Renfrew**

Listing Date: **10/24/24**

List Price: **\$999,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 28-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,799**

Year Built:

**2024**

Low Sqft:

Lot Information

Ttl Sqft:

**1,799**

Lot Sz Ar:

**2,760 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

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

**Double Garage Detached**

DOM

**28**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stucco,Wood Frame**

Flooring:

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

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

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

Int Feat:

**Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`6" x 10`6"	Kitchen	Main	14`10" x 16`5"
Living Room	Main	12`10" x 14`11"	2pc Bathroom	Main	5`7" x 4`11"
Bedroom - Primary	Upper	12`2" x 18`8"	Bedroom	Upper	9`5" x 12`5"
Bedroom	Upper	9`1" x 12`5"	Bonus Room	Upper	15`0" x 12`7"
5pc Ensuite bath	Upper	8`0" x 14`6"	4pc Bathroom	Upper	7`9" x 4`11"
Living/Dining Room Combination	Basement	14`8" x 10`10"	Kitchen	Basement	14`11" x 7`7"

**Bedroom**  
**3pc Bathroom**

**Basement**  
**Basement**

**9`1" x 11`3"**  
**5`11" x 9`9"**

**Bedroom**

**Basement**

**11`11" x 9`10"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2411412**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**IMMEDIATE POSSESSION AVAILABLE | 5 BEDROOMS | 3.5 BATHROOMS| BONUS ROOM ON UPPER LEVEL | LEGALIZED BASEMENT SUITE | BOTH SIDES AVAILABLE |**  
Welcome to Renfrew with this brand new infill with a legalized basement suite with a separate entrance. This home features luxury finishes throughout with 5 bedrooms and 3-1/2 bathrooms, with approximately 2572sq/ft of developed space. The open concept main floor features 10ft ceilings with an open dining room and oversized windows throughout. The custom kitchen features a large island, with quartz countertops and comes with stainless steel kitchen-aid appliances which includes: a refrigerator, gas cooktop, built-in oven, dishwasher, microwave, and hood fan. The living room area features a gas fireplace with built in cabinets and large window overlooking the outdoor patio. The upper floor has 9ft ceilings, large primary bedroom with tray ceilings and attached 5 piece en-suite with undermount sinks, quartz counter tops, tile flooring, stand alone soaker tub, and large walk-in closet with built-in cabinets. The upper floor has 2 more additional bedrooms with large closets and a 4 piece bathroom, with a large bonus room for extra living space and the laundry room conveniently located on the top floor. The basement has 9 feet ceilings which has a 2 bedroom legal suite with its own kitchen, living room, bathroom and laundry. Enjoy your double car garage with extra space for storage and parking. This home is conveniently located with partial downtown views and is only a 7 minute drive to downtown, easy access to 16th avenue, Edmonton Trail, and Deerfoot Trail and walking distance to schools, parks and shopping centers. Call your favorite agent today!

Inclusions:  
Property Listed By:

**N/A**  
**Grand Realty**

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









