



THE
A-TEAM

**RE/MAX
FIRST**

1104A REGENT Crescent, Calgary T2E5J7

MLS®#: **A2186563**

Area: **Renfrew**

Listing Date: **01/10/25**

List Price: **\$915,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 31-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

City/Town:

Calgary

Year Built:

2014

Lot Information

Lot Sz Ar:

2,755 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Front Yard,Low Maintenance Landscape,Landscaped,Paved

Double Garage Detached

DOM

22

Layout

Beds:

4 (3 1)

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**

Sewer:

Ext Feat: **Other**

Construction:

Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Built-in Features,No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	47`0" x 38`10"
Dining Room	Main	44`0" x 32`0"
Bedroom - Primary	Second	44`0" x 43`9"
Walk-In Closet	Second	38`3" x 16`5"
Walk-In Closet	Second	15`7" x 32`3"
Walk-In Closet	Second	16`2" x 16`2"
Laundry	Second	17`6" x 14`9"

Room	Level	Dimensions
Kitchen	Main	44`10" x 33`11"
2pc Bathroom	Main	16`2" x 15`10"
5pc Ensuite bath	Second	39`1" x 32`0"
Bedroom	Second	33`11" x 32`3"
Bedroom	Second	44`7" x 33`1"
4pc Bathroom	Second	27`11" x 16`2"
Family Room	Lower	59`11" x 47`4"

Bedroom
4pc Bathroom

Lower
Lower

40`2" x 34`2"
26`6" x 16`2"

Walk-In Closet

Lower

24`10" x 14`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510196

Zoning:
R-CG

Remarks

Pub Rmks: **Experience modern luxury in this stunning semi-detached infill facing a green space/park. The 10 feet main floor is flooded with natural lights from the large windows at the front and back. This home boasts a captivating design with a floating staircase, a built-in wine rack, and a breathtaking marble fireplace and wide-plank hardwood floors throughout the main level. The gourmet kitchen is a chef's dream, featuring sleek cabinetry, plenty of storage space, quartz countertops, and stainless steel appliances. The AC, dishwasher, refrigerator, washer and dryer are less than 2 years old. The primary bedroom is a true retreat, offering a spa-like ensuite with a double vanity, a modern soaking tub, and a walk-in closet with built-in organizers. The other two bedrooms also have large windows and each have a walk-in closet. This home features 8 feet solid doors on the main and upper levels. The finished basement provides a perfect entertainment space, complete with a dry bar, wine fridge, built-in shelving, a fourth bedroom with walk-in closet and another 4 piece bath. There is a low maintenance backyard with a large concrete patio and artificial grass, complete with a double detached garage. Live in Renfrew, close to parks, shopping, restaurants and schools. Check out the virtual tour or book your private showing today!**

Inclusions:
Property Listed By: **na**
2% Realty

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











