



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1215 REGAL CRESCENT NE , Calgary T2E 5H4**

MLS®#: **A2186985**

Area: **Renfrew**

Listing Date: **01/12/25**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,807**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,807**

Lot Information

Lot Sz Ar:

**2,750 sqft**

Lot Shape:

DOM

**20**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Interior Lot,Street Lighting,Private,Rectangular Lot  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

**Composite Siding,Concrete,Wood Frame**

Flooring:

**Hardwood,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Washer**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>43`9" x 34`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>47`0" x 38`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>43`9" x 63`2"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>31`5" x 16`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>33`4" x 40`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>52`3" x 55`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>18`4" x 16`5"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>28`9" x 46`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>32`7" x 40`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>31`5" x 16`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>32`10" x 36`1"</b>

**Kitchen  
Furnace/Utility Room**

**Basement  
Basement**

**32`10" x 32`10"  
0`0" x 0`0"**

**Living Room  
Bedroom**  
Legal/Tax/Financial

**Basement  
Basement**

**29`6" x 46`0"  
1`0" x 1`0"**

Title:  
**Fee Simple**  
Legal Desc:

**2412494**

Zoning:  
**RCG**

Remarks

Pub Rmks: **This modern farmhouse-style half-duplex in Renfrew is a true gem, offering both style and functionality. This fully developed 5 rooms and 3.5 bath home combines exceptional quality and functionality. Crafted by a well-regarded Calgary custom home builder known for their superior craftsmanship, this modern residence is a standout on a picturesque street. The main floor offers an open, inviting layout with elegant engineered hardwood floors and a spacious kitchen equipped with high-end KitchenAid appliances—perfect for those who love to cook and entertain. The living room offers a cozy space overlooking the backyard, and the half-bathroom and mudroom add practicality. All bedrooms are generously sized, with the primary suite featuring an impressive walk-in closet. The dream ensuite is beautifully appointed offers in-floor heating, dual vanity, custom shower roughed-in for steam unit, and a free standing tub ensuring luxury and comfort. The fully developed basement, potentially suited (subject to City of Calgary approval), includes additional 2 rooms flooded with natural light from oversized windows and a full bathroom, along with a spacious kitchen and living area. A detached double car garage and a fenced backyard complete this perfect package. Prime location only a few minutes from Downtown, highway 1 and Deerfoot trail access, this executive home offers everything you could desire.**

Inclusions:  
Property Listed By: **N/A  
eXp Realty**

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

















