



THE
A-TEAM

**RE/MAX
FIRST**

1111 REGAL Crescent, Calgary T2E 5H2

MLS®#: **A2194927** Area: **Renfrew** Listing Date: **02/14/25** List Price: **\$959,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2025**
 Lot Information
 Lot Sz Ar: **2,626 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,704**
 Low Sqft:
 Ttl Sqft: **1,704**

DOM

8
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: **Back Lane,Back Yard,Backs on to Park/Green Space,Landscaped,Private**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Stucco,Wood Frame,Wood Siding**
 Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`9" x 12`2"
Kitchen	Main	15`9" x 8`10"
Mud Room	Main	6`7" x 5`0"
Bedroom - Primary	Second	12`0" x 11`5"
Walk-In Closet	Second	5`0" x 7`8"
3pc Bathroom	Second	5`0" x 8`4"
Bedroom	Second	10`3" x 10`6"
Kitchen	Basement	9`9" x 8`8"
Living Room	Basement	9`3" x 8`8"
Bedroom	Basement	9`8" x 11`11"

Room	Level	Dimensions
Foyer	Main	4`9" x 6`8"
Living Room	Main	13`2" x 13`6"
2pc Bathroom	Main	5`0" x 5`0"
5pc Ensuite bath	Second	17`10" x 9`0"
Laundry	Second	6`0" x 7`8"
Bedroom	Second	10`6" x 10`0"
Walk-In Closet	Second	5`3" x 6`0"
3pc Bathroom	Basement	9`8" x 5`4"
Bedroom	Basement	8`7" x 10`4"
Furnace/Utility Room	Basement	8`7" x 6`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

TBV

Remarks

Pub Rmks: **Legal Basement Suite, Sunny South Backyard, 3 Beds Up + 2 Down, and Green Space in front and back of the house. Exclusive pre-sale opportunity on the highly sought-after Renfrew, designed by JTA Designs. This residence boasts a distinctive design and a meticulously planned layout. A total of over 2,382 SQFT includes a legal basement suite, a separate side entrance, and dedicated laundry facilities. As you step inside, a grand foyer welcomes you, leading to a main floor adorned with 10ft ceilings and hardwood flooring throughout. The formal dining room features custom wainscoting and is bathed in natural light from large floor to ceiling windows. The impressive kitchen is complemented by high-end KitchenAid appliances, gold and black accents, a Black sill granite sink, and under-cabinet lighting with quartz countertops. The great room is highlighted by a custom gas fireplace with tile finish and an adjacent spacious mudroom with built-ins, and 2-piece bathroom. Heading upstairs featuring hardwood flooring, a massive 12ft ceiling sets the stage for a primary bedroom and wainscoting, along with a luxurious 5-piece ensuite featuring in-floor heating and a steam shower rough-in. Two additional generously sized bedrooms with downtown views, one with a walk-in-closet, a 3-piece bath, and a laundry room complete the upper level. The fully finished legal basement suite features a sizeable rec room, a large kitchen, two additional bedrooms, and a 3-piece bath. Additional features include two furnaces with HRVs for enhanced efficiency and air quality, custom built-in closets, rough-ins for A/C, ceiling speakers, alarm systems, exterior cameras, and the option to choose additional upgrades. Seize this opportunity - Call today!!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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



