



THE
A-TEAM

**RE/MAX
FIRST**

1215 REGAL CRESCENT NE , Calgary T2E 5H4

MLS®#: **A2198249**

Area: **Renfrew**

Listing Date: **03/01/25**

List Price: **\$974,900**

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

9

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Interior Lot,Private,Rectangular Lot,Street Lighting
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,Refrigerator,Washer

Int Feat:

Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`4" x 11`8"
Dining Room	Main	13`4" x 10`5"
Bedroom - Primary	Upper	13`4" x 19`3"
Walk-In Closet	Upper	9`7" x 5`4"
Bedroom	Upper	9`11" x 12`2"
Bedroom	Suite	12`7" x 11`1"
Kitchen	Suite	15`3" x 12`7"

Room	Level	Dimensions
Kitchen	Main	15`11" x 17`0"
2pc Bathroom	Main	5`7" x 5`1"
5pc Ensuite bath	Upper	8`9" x 14`1"
Bedroom	Upper	10`2" x 12`2"
4pc Bathroom	Upper	9`7" x 5`0"
Bedroom	Suite	12`0" x 10`2"
Living Room	Suite	13`3" x 6`10"

4pc Bathroom

Suite

5`0" x 9`4"

Furnace/Utility Room
Legal/Tax/Financial

Basement

6`1" x 11`2"

Title:
Fee Simple
Legal Desc:

2412494

Zoning:
RCG

Remarks

Pub Rmks:

OPEN HOUSE this Saturday March 08, 2025 from 1:30pm - 3:30pm. This modern farmhouse-style half-duplex in Renfrew is a true gem, offering both style and functionality. This fully developed 5 bedrooms 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 LEGAL basement suite 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
TREC The Real Estate Company

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













