

1225 Regal Crescent NE
Calgary, Alberta

MLS # A2242053

\$699,900

Division:	Renfrew		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,366 sq.ft.	Age:	1947 (78 yrs old)
Beds:	4	Baths:	1
Garage:	Alley Access, Garage Faces Rear, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	Residential - Grade - Ori
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: Existing Window Coverings

Incredible opportunity on one of the last full-size 50' x 110' infill lots in sought-after Renfrew! This 4-bedroom, 1-bath home offers vintage charm with modern updates including upgraded windows. Open-concept main floor with bright living, dining, and kitchen areas. Unique retro basement with a fun 60s/70s vibe. Walking distance to schools, playgrounds, Renfrew pool & arena, Boys & Girls Club, and transit. Quick access to downtown & Deerfoot. Perfect to live in, rent, or redevelop into a custom home or duplex. Amazing community to raise a family or invest in one of Calgary's top inner-city locations! New roof 2011 and hot water tank 2021.