



GRASSROOTS
REALTY GROUP

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1206 Regal Crescent NE
Calgary, Alberta

MLS # A2224338



\$679,900

Division:	Renfrew		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	960 sq.ft.	Age:	1947 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Other	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: 2 washers and 2 dryers

ATTENTION BUILDERS AND INVESTORS! Great development opportunity on this sub-dividable flat lot in the desirable inner city community of Renfrew. This community offers mature trees and the perfect location for a new inner-city home. Several new infills on this popular street. RPR 2025. Minutes walk away from an off-leash dog park, parks, playgrounds, schools, shops, restaurants and public transit. Easy access to downtown, Deerfoot Trail and 16th Ave., and extensive redevelopment to the neighborhood. New furnace installed. House is ready to rent while you get your building plans together!