



**GRASSROOTS**  
REALTY GROUP

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**1225 Regal Crescent NE**  
**Calgary, Alberta**

**MLS # A2242053**



**\$699,900**

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

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