



1117 Regal Crescent NE
Calgary, Alberta

MLS # A2138109



\$735,000

Division:	Renfrew		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,065 sq.ft.	Age:	1947 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, No Neighbours Behind, Treed		

Heating: Forced Air

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: None

This one and half storey home in Renfrew sits on 50 feet wide front lot with R-C2 zoning. It has a south facing backyard and backs onto community green space which is a rare find for inner city neighbourhoods. Great opportunity for investor/builder! Minutes to downtown, schools, playgrounds, public transit, shopping, an indoor pool and athletic centre. Main level of this home offers spacious living room, kitchen, dining area, full bathroom and laundry. Upstairs you will find 2 generously scaled bedrooms and ample closet space. The basement is finished with a family room, 2 bedrooms and 3-piece bathroom. Single oversized detached garage, fenced and landscaped yard.