



**1010 Regal Crescent NE
Calgary, Alberta**

MLS # A2164858



\$825,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,147 sq.ft.	Age:	1954 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: stove, refrigerator

This well-maintained raised bungalow is located in the sought-after inner-city neighborhood of Renfrew property falls under Calgary's new land-use bylaw, potential for future redevelopment. The main floor offers kitchen, dinning room, three bedrooms and full bath. The lower level includes a illegal two-bedroom suite with a separate entrance, ideal for extended family or potential rental income. The backyard is fully fenced and includes a patio area surrounded by mature trees. There is also a parking pad for two vehicles. Located just steps from Renfrew Athletic Park, the Calgary Zoo, schools, restaurants, and shopping, this home is perfectly situated for convenience. It's walkable to downtown, with a C-Train station nearby and a bus stop right across the street.