



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1206 Regal Crescent NE
Calgary, Alberta

MLS # A2201473



\$725,000

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| 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: N/A

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.