



**GRASSROOTS**  
REALTY GROUP

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

**1002 Regal Crescent NE**  
**Calgary, Alberta**

**MLS # A2208791**



**\$700,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Other, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	Single Residential (SR)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Metal Counters, See Remarks, Solar Tube(s)		

**Inclusions:** N/A

Great inner city location in Renfrew - WALKING distance to Parks, Schools, Recreation Centre, Community shopping and so much more. \*\* QUICK commute to downtown, the Calgary Zoo, the Sparks Science Centre -and- great access to all the major traffic arteries in all directions! \*\* This is an older raised bungalow with original hardwood floors and lots of character charm. Living room, kitchen eating nook, three bedrooms up and a full bath. \*\* the Lower Level has its own entrance and has a living room, kitchen eating area a family room, 2 bedrooms and a bathroom. There is a large flat backyard featuring an older single garage, patio and deck areas and lots of room for extra parking and/or garden space. REACH out to your favorite realtor -OR- come by the "OPEN HOUSE" - both Saturday April 12th and Sunday April 13th from 1:30 PM -to- 4:00 PM. \*\*\* DON'T miss out ->> CHECK-it-OUT! \*\*\*