



\$ 779,900.00

## 1254 REGAL CRESCENT NE CALGARY

<https://paulbrinton.com>

Welcome to Renfrew with this beautiful contemporary infill built by Canbrook Homes. This home features luxury finishes throughout with 4 bedrooms and 3-1/2 bathrooms, with approximately 2400 sq/ft of developed space. The open concept main floor features 9ft ceilings with an open dining room and oversized windows throughout. The custom...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1158315

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-04 22:44:46

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/04/21

**Two Piece Bath:** 1

**Lot size:** 2680 sq ft

**Year built:** 2022

**Parking:** Alley Access, Double Garage Detached, Garage Door Opener, See Remarks

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Community Features:** Other, Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Total Parking:** 2

**Flooring:** Carpet, Hardwood, See Remarks, Tile

**Utilities:** See Remarks

**Exterior Features:** Other, Private Yard

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, See Remarks



**Roof Type:** Asphalt Shingle

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** See Remarks, Upper Level

**Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 435.46

**Title Land:** Fee Simple

**Photo Count:** 12

**Rooms Above Grade:** 6

**Unit Exposure:** S

**Construction Materials:** See Remarks, Stucco, Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 6.82M 22`5"

**Appliances:** Bar Fridge, Built-In Range, Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer

**Living Area SF:** 1791.00

**Subdivision Name:** Renfrew

**Structure Type:** Duplex

**Lot Size Acres:** 0.06

**Restrictions:** See Remarks

