



\$ 779,000.00

## 1309 REGAL CRESCENT NE CALGARY

<https://paulbrinton.com>

STUNNING 2-Storey SEMI-DETACHED INFILL IN RENFREW! Built by STONE WEST, this 4 BEDROOM home has almost 2300 sqft of luxurious living space! Across from green space, tennis courts, and steps from Renfrew Aquatic Centre and Hockey Arenas! Surrounded by great schools in walking vicinity. Enjoy the cities best dining and...

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

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## BASIC FACTS

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

**MLS ® #:** A1150421

**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:** 2021-11-26 09:38:18

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/18/21

**Two Piece Bath:** 1

**Lot size:** 5490 sq ft

**Year built:** 2021

**Parking:** Double Garage Detached, Garage Door Opener, Garage Faces Rear, See Remarks

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas,Insert,Living Room

**Exterior Features:** Private Entrance,Private Yard,Tennis Court(s)

**District:** CAL Zone CC

**Total Parking:** 2

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

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

**Fencing:** Fenced

**Cooling:** Rough-In



**Inclusions:** N/A

**Lot Features:** Back Lane,Back Yard,Private,See Remarks

**Heating Type:** Forced Air,Natural Gas

**Interior Features:** Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Skylight(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

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

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Construction Materials:** Concrete,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Garage Control(s),Gas Range,Microwave,Refrigerator,See Remarks

**Subdivision Name:** Renfrew

**Lot Size Acres:** 0.13

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 496.77

**Photo Count:** 24

**Unit Exposure:** N

**Suite:** No

**Frontage Metres:** 7.62M 25`0"

**Living Area SF:** 1568.14

**Structure Type:** Duplex

**Restrictions:** None Known

