

# \$699,900 - 1206 Regal Crescent Ne, Calgary

MLS® #A2224338

**\$699,900**

3 Bedroom, 2.00 Bathroom, 960 sqft  
Residential on 0.12 Acres

Renfrew, Calgary, Alberta

**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. New furnace installed. House is ready to rent while you get your building plans together!

Built in 1947

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224338          |
| Price          | \$699,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 960               |
| Acres          | 0.12              |
| Year Built     | 1947              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 1206 Regal Crescent Ne |
| Subdivision | Renfrew                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2E 5H3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                       |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating           | Other                                                                             |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding                          |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 68             |
| Zoning         | R-CG           |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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