

# \$725,000 - 1206 Regal Crescent Ne, Calgary

MLS® #A2201473

**\$725,000**

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.

Built in 1947

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2201473          |
| Price          | \$725,000         |
| 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, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Range |
| 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    | March 13th, 2025 |
| Days on Market | 36               |
| Zoning         | R-CG             |

### Listing Details

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

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