

**1206 Regal Crescent NE**  
**Calgary, Alberta**

**MLS # A2201473**



**\$725,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Other
<b>Floors:</b>	Wood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

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.