



**935 Regal Crescent NE  
Calgary, Alberta**

**MLS # A2299181**



**\$914,900**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Enclosed, Garage Door Opener, H		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Combination, In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Sound proof foam and paint left in service room		

Welcome to this exceptional, with potential for rent home in the highly sought-after community of Renfrew. Built in 2016 and meticulously maintained, this property offers over 2,200 SQ.FT. of developed living space, combining modern design, functional layout, and outstanding revenue potential. The main level features soaring ceilings, oversized windows that flood the space with natural light, rich hardwood flooring, and a stunning chef’s kitchen complete with quartz countertops, full-height cabinetry, gas stove, double oven, and stainless steel appliances. The open-concept layout flows beautifully into the dining and living areas, anchored by a cozy fireplace—perfect for entertaining or everyday living. A convenient mudroom with built-in storage, 2-piece powder room, and rear access complete the main floor. Upstairs, you’ll find three spacious bedrooms, including a luxurious primary retreat with vaulted ceilings, walk-in closet with window, and spa-inspired ensuite featuring in-floor heating, double vanity, deep jetted tub, and separate shower. A second full bathroom, upper-floor laundry, and a bright skylight over the staircase enhance functionality and style. The fully developed basement offers a self-contained ILLEGAL SUITE with separate side entrance, large windows, high ceilings, a generous bedroom with walk-in closet, full 4-piece bathroom, its own laundry, and a beautifully finished kitchen—ideal for extended family or additional flexible ideas. The layout also allows easy integration back into a single-family home if desired. Additional highlights include Central Air Conditioning, large closets, ceramic tile finishes, and a double detached garage that is fully Insulated and Heated—perfect for car enthusiasts or year-round use. The beautifully maintained yard and fencing provide privacy while allowing

separate access to the basement suite. Located just minutes from downtown, Renfrew is known for its mature tree-lined streets, proximity to parks, schools, pathways, and vibrant local amenities—making it a top choice for both homeowners and investors. Ideal for mortgage or a flexible multi-generational home, this is an opportunity you don't want to miss. Immediate possession available—book your private showing today.