



GRASSROOTS
REALTY GROUP

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1119 Regal Crescent NE
Calgary, Alberta

MLS # A2317619



\$1,199,000

Division:	Renfrew		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,348 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

"CANCELED DUE TO THE HEAVEY RAIN" OPEN HOUSE SUNDAY JUNE 28 FROM 2:00 PM TO 4:00PM. Welcome to this brand-new 3-storey duplex infill with spectacular downtown views and 2 bedroom legal basement suite in sought-after Renfrew, crafted with quality finishes including engineered hardwood and tile flooring throughout the top 3 floors, and LVP in the basement. The main floor showcases a bright and open floor plan with 10ft ceilings, complete with cozy gas fireplace with a custom mantel and built-in accents—a true statement space for entertaining or relaxing. The heart of the home is the gourmet kitchen, featuring a stainless steel appliance package, oversized waterfall island with seating, and a stylish powder room. The upper levels are where this home truly shines. On the second floor, enjoy a highly functional layout with a flexible bonus room, two spacious bedrooms and its own 4-piece ensuite bathrooms, and a dedicated laundry room—perfect for busy families and everyday convenience. The third level is a private retreat: a full-floor primary suite offering a luxurious 5-piece ensuite with heated floors, free-standing tub, and a tiled shower w/ steam roughed in, as well as a large walk-in closet, open study area, private balcony, and downtown views from 2nd and the 3rd levels. To top it off, the property includes a double detached insulated & drywalled garage, a rear mudroom with access to the deck and garage, and a legal 2-bedroom basement suite with kitchen, family room, and a 4-piece bath—ideal mortgage helper or multi-generational living. Secure this exceptional new build before completion!