



1141 Regent Crescent NE  
Calgary, Alberta

MLS # A2324874



**\$825,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** NA

Prime Inner-City Development Opportunity on Prestigious Regent Crescent! Nestled on one of Renfrew's most desirable streets, surrounded by an impressive collection of luxury custom homes and high-end duplex infills, this is a rare opportunity to secure a premium redevelopment site in a sought-after inner-city location. Whether you're envisioning a custom luxury home or a future duplex redevelopment (subject to City of Calgary approval), the possibilities are exceptional. The existing home is well maintained and in good condition, making it an ideal holding property that can generate rental income and help offset carrying costs while you complete your design, planning, and permitting process. No development plans or permits are included, giving you the flexibility to bring your own vision to life. Just minutes from downtown, Bridgeland, parks, schools, transit, and local amenities, this property offers the perfect combination of immediate income potential and outstanding long-term redevelopment value.