



GRASSROOTS
REALTY GROUP

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1141 Regent Crescent NE
Calgary, Alberta

MLS # A2328866



\$825,000

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,277 sq.ft.	Age:	1947 (79 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

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

Inclusions: Air Conditioner

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.