



GRASSROOTS
REALTY GROUP

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1037 Regal Crescent NE
Calgary, Alberta

MLS # A2335361



\$779,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	808 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	2
Garage:	Aggregate, Alley Access, Double Garage Detached, Garage Door Opener, Heated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Smoking Home, Vinyl Windows		

Inclusions: tool box in garage with surrounding wooden shelves; garden shed; deepfreeze and refrigerator in the basement

*** Open House - Sunday, August 9 - Noon to 3pm*** Located in the trendy community of Renfrew, this versatile property offers outstanding value for families, investors, or those seeking a home with income potential. Featuring two bedrooms on the main level, this home boasts an updated kitchen, a comfortable living room, vinyl plank flooring, ceramic tile, and carpeting throughout. The upstairs windows have been upgraded to energy-efficient triple-pane vinyl, adding year-round comfort and efficiency. The fully developed basement is currently being used as a business space but offers excellent potential to convert an additional bedroom, expanded living area, or a potential separate suite (subject to approval and permitting by the city), making this an exceptional revenue opportunity. Outside, you'll find a large, private, fenced yard designed for low-maintenance living, complete with artificial turf and a huge deck that's perfect for entertaining. The oversized double detached garage, generous RV parking pad, and ample outdoor space provide plenty of room for vehicles, hobbies, and storage. Ideally situated with easy access to major thoroughfares, this fantastic Renfrew property combines lifestyle, convenience, and exceptional investment potential in one desirable package.