

# \$959,900 - 1111 Regal Crescent Ne, Calgary

MLS® #A2194927

**\$959,900**

5 Bedroom, 4.00 Bathroom, 1,704 sqft

Residential on 0.06 Acres

Renfrew, Calgary, Alberta

Only one side remains, the left is sold. Legal Basement Suite, Sunny South Backyard, 3 Beds Up + 2 Down, and Green Space in front and back of the house. Exclusive pre-sale opportunity on the highly sought-after Renfrew, designed by JTA Designs. This residence boasts a distinctive design and a meticulously planned layout. A total of over 2,382 SQFT includes a legal basement suite, a separate side entrance, and dedicated laundry facilities. As you step inside, a grand foyer welcomes you, leading to a main floor adorned with 10ft ceilings and hardwood flooring throughout. The formal dining room features custom wainscoting and is bathed in natural light from large floor to ceiling windows. The impressive kitchen is complemented by high-end KitchenAid Satinless Steel appliances, gold and black accents, a Black sill granite sink, and under-cabinet lighting with quartz countertops. The great room is highlighted by a custom gas fireplace with tile finish and an adjacent spacious mudroom with built-ins, and 2-piece bathroom. Heading upstairs featuring hardwood flooring, a massive 12ft ceiling sets the stage for a primary bedroom and wainscoting, along with a luxurious 5-piece ensuite featuring in-floor heating and a steam shower rough-in. Two additional generously sized bedrooms with downtown views, one with a walk-in-closet, a 3-piece bath, and a laundry room complete the upper level. The fully finished legal basement suite features a sizeable rec room, a large



kitchen, two additional bedrooms, and a 3-piece bath. Additional features include two furnaces with HRVs for enhanced efficiency and air quality, custom built-in closets, rough-ins for A/C, ceiling speakers, alarm systems, exterior cameras, and the option to choose additional upgrades. Seize this opportunity – Call today!!

Built in 2025

**Essential Information**

MLS® #	A2194927
Price	\$959,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,704
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	1111 Regal Crescent Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5H2

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 14th, 2025
Days on Market	76
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
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