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## 1206 Regal Crescent NE Calgary, Alberta

MLS # A2201473



\$725,000

Division:	Renfrew				
Type:	Residential/House				
Style:	1 and Half Storey				
Size:	960 sq.ft.	Age:	1947 (78 yrs old)		
Beds:	3	Baths:	2		
Garage:	Double Garage Detached				
Lot Size:	0.12 Acre				
Lot Feat:	Back Lane, Back Yard, Rectangular Lot				

Heating:	Other	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

ATTENTION BUILDERS AND INVESTORS! Great development opportunity on this sub-dividable flat lot in the desirable inner city community of Renfrew. This community offers mature trees and the perfect location for a new inner-city home. Several new infills on this popular street. RPR 2025. Minutes walk away from an off-leash dog park, parks, playgrounds, schools, shops, restaurants and public transit. Easy access to downtown, Deerfoot Trail and 16th Ave., and extensive redevelopment to the neighborhood.