

# \$800,000 - 1106 Regent Crescent Ne, Calgary

MLS® #A2202111

**\$800,000**

2 Bedroom, 2.00 Bathroom, 1,196 sqft  
Residential on 0.13 Acres

Renfrew, Calgary, Alberta

Welcome to this lovingly maintained home, offering a great blend of open space, comfort, character, and functionality. Located across from a schoolyard, steps away from the community center, and a quick drive to grocery stores, this property is ideal for families looking for convenience and connection to nature. As you walk up to the door, you'll immediately notice the warm, inviting feel of the home, starting with the cute front porch with built-in planters. There is a coat closet at the front foyer plus a built-in shoe cabinet! The heart of the home the open concept living room, kitchen, and dining room with a gas fireplace creating a cozy atmosphere in the home. The home features river rock accent columns throughout to add to the charm. The chef in your family will love the maple cabinets and granite countertops in the kitchen, which boasts plenty of prep space and stainless steel appliances. Note the unique window cabinets that allow for extra natural light in the home. There is a full bathroom on the main floor as well as a built in desk and mudroom. The dining room opens up with a sliding patio door onto a large deck with a gas BBQ line, perfect for summer gatherings. The yard has mature trees, perennial flowers, raised garden beds, two sheds, and exposed aggregate walkways. There is a parking pad for a trailer or RV that has gates out to the paved alleyway. The garage is an insulated, oversized double, with heat and work benches, providing plenty of room for vehicles, tools, or outdoor equipment.



Upstairs features two sizeable bedrooms with custom window treatments and some newer windows. Don't worry about any hot rooms though, the home is equipped with A/C. The primary bedroom has a walk-in closet and a private ensuite with a beautiful clawfoot tub. The second bedroom is also spacious with a nook for reading or desk and access to two insulated crawlspaces. The basement is fully developed and has another built in desk and a spacious rec room that can be used as you see fit. The laundry is also downstairs and there is a "hidden" wine cellar/brewing room off the utility room. The home is within walking distance to multiple schools, corner stores, restaurants, an indoor pool, award winning playgrounds, and is walkable to downtown. This amazing home is nothing like you've seen in the neighbourhood recently, book a showing so you don't miss out!

Built in 1947

### Essential Information

MLS® #	A2202111
Price	\$800,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,196
Acres	0.13
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	1106 Regent Crescent Ne
Subdivision	Renfrew

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5J7

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, On Street, Oversized, Workshop in Garage
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, See Remarks

### **Exterior**

Exterior Features	BBQ gas line, Garden, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Shingle Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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