

1048 Regal Crescent NE
Calgary, Alberta

MLS # A2316190



\$869,000

Division:	Renfrew		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,489 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Water softener, murphy bed, electric fireplace, garburator

Exceptional value for a premium, lifestyle on Regal Crescent. This immaculate, former executive show home effortlessly stands out with massive 10-foot flat-finish ceilings and a sun-drenched, wide-open main floor layout built to command attention. The chef's kitchen is an absolute showpiece, anchored by an expansive 9-foot premium granite island, custom ceiling-height millwork, and high-end stainless steel appliances (including a brand-new 2025 refrigerator and dishwasher). Rich engineering luxury vinyl plank floors lead you past the spacious dining area into a bright living space complete with a feature fireplace. Unbeatable mechanical and capital upgrades offer complete peace of mind. Brand-new premium triple-pane front windows (May 2026), central air conditioning (A/C), custom top-down/bottom-up window coverings with built-in bedroom blackouts, and a new washer/dryer package. Upstairs features a vaulted primary retreat with a walk-in closet and a spa-like ensuite, alongside two additional generous bedrooms. The fully finished basement expands your footprint with a massive recreation room, built-in custom Murphy bed configuration, a 4th bedroom, and a full bath—perfect for a private guest wing or a premium home office setup. Step outside to a beautifully executed, low-maintenance engineered stone patio layout and fenced yard, offering private outdoor living without the weekend upkeep. Perfectly positioned in the heart of Renfrew—minutes to downtown, local transit, and dynamic inner-city amenities.