

**1119 Regal Crescent NE**  
**Calgary, Alberta**

**MLS # A2283261**

**\$1,199,900**



<b>Division:</b>	Renfrew	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side	
<b>Size:</b>	2,358 sq.ft.	<b>Age:</b> 2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 4 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Landscaped	

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this brand-new 3-storey duplex infill with spectacular downtown views and 2 bedroom legal basement suite in sought-after Renfrew, crafted with quality finishes including engineered hardwood and tile flooring throughout the top 3 floors, and LVP in the basement. The main floor showcases a bright and open floor plan with 10ft ceilings, complete with cozy gas fireplace with a custom mantel and built-in accents—a true statement space for entertaining or relaxing. The heart of the home is the gourmet kitchen, featuring a stainless steel appliance package, oversized waterfall island with seating, and a stylish powder room. The upper levels are where this home truly shines. On the second floor, enjoy a highly functional layout with a flexible bonus room, two spacious bedrooms and its own 4-piece ensuite bathrooms, and a dedicated laundry room—perfect for busy families and everyday convenience. The third level is a private retreat: a full-floor primary suite offering a luxurious 5-piece ensuite with heated floors, free-standing tub, and a tiled shower w/ steam roughed in, as well as a large walk-in closet, open study area, private balcony, and downtown views from 2nd and the 3rd levels. To top it off, the property includes a double detached insulated & drywalled garage, a rear mudroom with access to the deck and garage, and a legal 2-bedroom basement suite with kitchen, family room, and a 4-piece bath—ideal mortgage helper or multi-generational living. Secure this exceptional new build before completion!