

677 Regal Park NE
Calgary, Alberta

MLS # A2268999



\$465,000

Division:	Renfrew		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,503 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 563
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Yes, there's a 3-bedroom townhome in Inner-City Calgary with an extra wide double tandem garage, updated interior, and a spacious layout & all with lower-than-expected monthly costs and fees. Welcome to 677 Regal Park NE, a move-in-ready townhome offering over a large refreshed living space in one of Calgary's most connected INNER-CITY locations. Updated with Central A/C, Gas Fireplace, Stainless Steel Appliances, NEW Luxury Vinyl Plank Flooring, NEW Carpet throughout, and Fresh Paint making it move in ready today! This bright and functional home blends modern comfort with unbeatable convenience. Take advantage of the current lower interest rates with this affordable and spacious upgraded townhome in an established & desirable innercity neighbourhood with multiple school options, easy access to parks, paths, recreation and more in a central suburban location that's hard to beat. The main level offers generous living and dining areas, extra comfort with the A/C or Fireplace to suit your needs, and access to a full-width spacious patio (hard to find) & the perfect spot for outdoor lounging or patio built for BBQs. Upstairs, you'll find three well-proportioned bedrooms, including a large primary retreat. The two full bathrooms and main floor half-bath offer flexibility for busy households. Downstairs, the attached extra wide tandem garage easily fits two to three vehicles and includes direct access to your unit. NOTE* SELLER IS OFFERING A \$2000 credit at closing for Washer/Dryer of buyer choice* Bonus: extra outdoor parking is available for rent at just \$25/month, with ample visitor parking onsite. Live minutes from downtown, but tucked into a quiet Regal Park pocket near Delta West Academy, Riverside School, Renfrew Community Centre, and the Calgary Zoo. Enjoy access to Telus

Spark, bike paths, major roadways, and transit just steps from your door. Call to book your showing today!