

355 Regal Park NE
Calgary, Alberta

MLS # A2349776



\$439,900

Division:	Renfrew		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,393 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Jetted Tub, Kitchen Island, Storage		

Inclusions: NA

Welcome to one of the most desirable locations in Regal Park, surrounded by rolling green lawns, mature trees and beautifully landscaped grounds (with irrigation system)—all just minutes from downtown. With front street access, this impressive end unit offers added privacy and a spacious front deck, perfect for relaxing and enjoying the peaceful surroundings. Inside, the bright eat-in kitchen features built-in appliances, generous counter space and a sunny breakfast nook. Gleaming hardwood floors flow throughout the main level, leading into the inviting living room complete with a cozy fireplace, custom built in shelving, and a romantic dining area, a beautiful space to entertain. Large windows bring in loads of natural light and lead to a private balcony. Upstairs, the spacious primary bedroom easily accommodates a king-size bed and features a custom built-in closet for exceptional storage and organization. A versatile upper nook is the perfect space for a home office or reading area, while the beautifully updated bathroom features a brand-new Bath Fitter shower and luxurious Jetted Tub. An additional bedroom completes this space. The tandem double attached garage provides plenty of parking and additional storage space. Furnace was replaced approximately 5 years ago. Ideally located within walking distance to schools, off-leash parks and the community centre, this well-maintained home combines a peaceful, park-like setting with incredible access to downtown and everyday amenities. Don't miss this rare opportunity and call for your viewing today.