

**465 Regal Park NE**  
**Calgary, Alberta**

**MLS # A2245608**



**\$520,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,436 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Many Trees, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 563
<b>Basement:</b>	Partial, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** TV wall mounts x 3; art ledges in dining area; wall mounted shelves at lower entry way; wall mounted shelves in garage

**\*\*OPEN HOUSE -- SUNDAY, AUGUST 10, 2-4 PM\*\*** This elegant 1,436 sq ft end-unit townhome offers an exceptional blend of style, comfort, and location—backing onto a peaceful linear park and nestled in one of Calgary’s most convenient inner-city communities. Professionally renovated and impeccably maintained, the home features new luxury vinyl plank flooring and plush carpet throughout, creating a warm and cohesive feel from top to bottom. The designer kitchen is a true showpiece with quartz countertops, upgraded stainless steel appliances, and a generous island that’s perfect for both entertaining and everyday living. A spacious dining area easily accommodates a large table, while the expansive living room with gas fireplace provides the perfect backdrop for cozy evenings at home. Thoughtful touches like the stylish powder room and built-in laundry add both function and flair. Upstairs, the generously sized primary suite offers a private retreat with a chic 3-piece ensuite, while two additional bedrooms and a beautifully appointed 4-piece main bath complete the upper level with versatility and ease. The lower-level entry offers direct access to a tandem garage with abundant storage possibilities—ideal for bikes, gear, or seasonal d&eacute;cor—and central air conditioning ensures year-round comfort. Whether you’re looking for your first home, seeking a low-maintenance lifestyle, or adding a turnkey investment to your portfolio, this home offers the perfect blend of form and function in a coveted location. Situated in a well-managed, pet-friendly complex, with easy access to downtown, Bridgeland, and 16th Avenue—this is elevated townhouse living in a community that truly has it all.