

**677 Regal Park NE**  
**Calgary, Alberta**

**MLS # A2251021**



**\$475,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Renfrew                        |               |                   |
| <b>Type:</b>     | Residential/Five Plus          |               |                   |
| <b>Style:</b>    | 2 Storey                       |               |                   |
| <b>Size:</b>     | 1,414 sq.ft.                   | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Tandem |               |                   |
| <b>Lot Size:</b> | -                              |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape      |               |                   |

|                    |                                    |                   |        |
|--------------------|------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | \$ 563 |
| <b>Basement:</b>   | See Remarks                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters                  |                   |        |

**Inclusions:** Window Coverings

Discover your perfect home in this beautifully refreshed three-bedroom, two-and-a-half-bathroom townhouse nestled in the sought-after Regal Park neighbourhood. This thoughtfully updated residence welcomes you with fresh paint throughout and stunning new flooring that creates a modern, move-in-ready atmosphere. The spacious layout offers comfortable living across multiple levels, featuring a generous primary bedroom and two additional well-appointed bedrooms. The two full bathrooms plus convenient half-bath ensure everyone's needs are met, while the thoughtful design maximises both privacy and functionality. What truly sets this property apart is its exceptional location in one of Calgary's most desirable communities. You'll enjoy easy access to the nearby Renfrew Community Centre and Community Garden, perfect for those who appreciate green spaces and community connection. Families will love the proximity to Delta West Academy and Riverside Schools, making school commutes a breeze. The convenient Russet Road bus stop provides excellent public transportation options for those who prefer to leave the car at home. Daily conveniences are never far away, with quality shopping both in Renfrew and nearby Bridgeland for all your needs. This vibrant neighborhood offers the perfect blend of urban convenience and community charm, where tree-lined streets meet modern amenities. The combination of recent updates, including the fresh paint and new flooring, means you can simply unpack and start enjoying your new lifestyle immediately. This townhouse represents an outstanding opportunity to join a thriving community while enjoying a beautifully maintained home that's ready for its next chapter.