

# \$389,900 - 521 Regal Park Ne, Calgary

MLS® #A2199972

**\$389,900**

3 Bedroom, 3.00 Bathroom, 1,061 sqft  
Residential on 0.00 Acres

Renfrew, Calgary, Alberta

**THREE BEDROOMS! 2.5 BATHROOMS!!**

This townhouse is perfect for first time home buyers or investors! Currently tenanted. Option to assume the long term tenants or bring your vision to this property - Ideally located in the sought after Regal Park community. Situated in a serene, prime spot within the complex, this home backs onto a peaceful, tree-lined green space, offering a private, west facing deck that's perfect for soaking in the afternoon sun. Inside, you'll find a spacious layout, featuring a large kitchen with white appliances and plenty of cabinetry. The living room is filled with natural light, complemented by laminate flooring. Upstairs, you'll find three good sized bedrooms and a full bathroom. The FULLY FINISHED lower level offers even more living space, with a versatile rec room that can easily double as a bedroom, plus a full 4 piece bathroom. Conveniently located directly in front of your unit, your parking stall makes everyday living a breeze, with a visitor parking spot right beside for added convenience. The well managed complex has seen important updates, including a new roof and vinyl windows in 2013. Enjoy a fantastic inner city lifestyle just minutes from downtown and within walking/biking distance to trendy coffee shops, restaurants, school and parks. This home offers exceptional value, comfort, and convenience. Don't miss out on this perfect blend of modern living and prime location!



Built in 1955

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2199972      |
| Price          | \$389,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,061         |
| Acres          | 0.00          |
| Year Built     | 1955          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 521 Regal Park Ne |
| Subdivision | Renfrew           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E0S6            |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Bicycle Storage, Visitor Parking |
| Parking Spaces | 1                                |
| Parking        | Off Street, Stall                |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Jetted Tub  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding                 |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 25               |
| Zoning         | M-C1             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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