

\$415,000 - 262 Regal Park Ne, Calgary

MLS® #A2109868

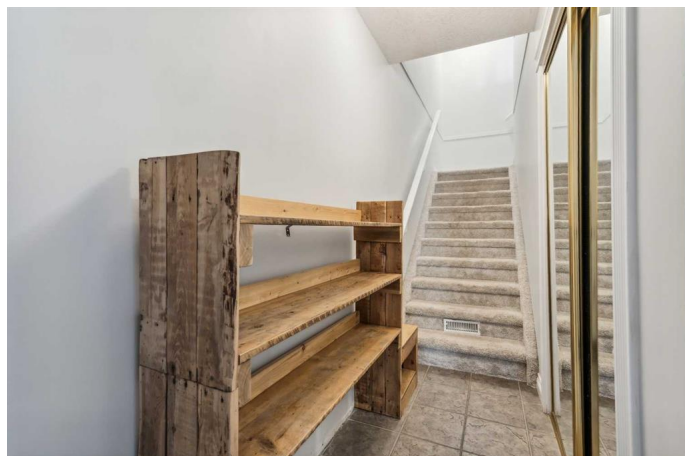
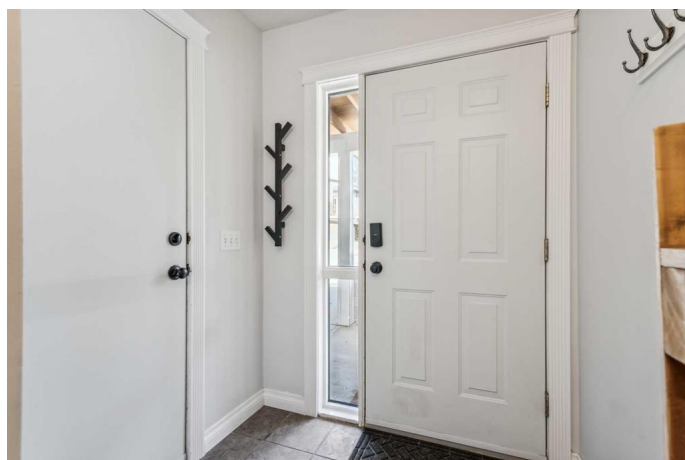
\$415,000

3 Bedroom, 3.00 Bathroom, 1,266 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

Step into this exquisite 3-bedroom townhome, ideally positioned in the highly sought-after Renfrew community, offering the ultimate blend of living, working, and leisure in one remarkable location! Upon entry, you're greeted by a spacious foyer and access to the private tandem garage, boasting ample additional storage space. Moving to the second level, the updated kitchen, boasts stainless steel appliances, and large west facing windows showcasing a serene green belt, perfect for recreation and leisurely strolls. The generous living room, bathed in sunlight, offers a cozy gas fireplace and access to the oversized balcony. The perfect spot for morning coffee, or enjoying the afternoon. Completing the main level is the dining room featuring a beautiful brick wall providing character to this home. A 2-piece bath and laundry facilities are located just around the corner. Ascend to the third floor to discover a spacious master bedroom with a walk-in California Closet and a large 3-piece ensuite. Two additional bedrooms provide versatility with the upper level concluding with a 4-piece bath. Situated within a quiet and close knit complex, this residence is just moments away from an array of amenities including multiple off-leash dog parks, walking trails, Renfrew Pool, and the energy of Bridge land just down the road. With proximity to downtown, the C-train, and numerous attractions such as the zoo and Science Center, this location offers unparalleled convenience. 2023 water tank,



recently serviced furnace, new carpet and tile.
This home won't last long! Schedule your
viewing today!

Built in 2002

Essential Information

MLS® #	A2109868
Price	\$415,000
Sold Price	\$468,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,266
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	262 Regal Park Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0S6

Amenities

Amenities	Bicycle Storage, Trash, Visitor Parking
Parking Spaces	3
Parking	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached, Tandem

Interior

Interior Features	Central Vacuum, Closet Organizers, Laminate Counters, Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony, Garden, Other
Lot Description	Backs on to Park/Green Space, Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	February 26th, 2024
Days on Market	3
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.