



GRASSROOTS
REALTY GROUP

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465 Regal Park NE
Calgary, Alberta

MLS # A2245608



\$520,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 563
Basement:	Partial, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	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 WEEKEND -- SATURDAY, AUGUST 9, 3-5 PM and 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 décor—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.

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