



**GRASSROOTS**  
REALTY GROUP

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**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

Welcome to this gorgeous three bedroom, two and half bathroom townhouse in the highly sought-after community of Renfrew. Located in the quiet Regal Park complex, this home has everything you are looking for. The main floor features an open living and dining area with huge windows and a cozy gas fireplace. The kitchen includes a spacious eat-in area, ample cupboard space, and a full suite of newer stainless steel appliances. Upstairs, the bright master suite offers a large walk-in closet and a 3-piece ensuite with a stand-up shower. You'll also find two additional bedrooms and a full 4-piece bathroom. This home provides plenty of parking, with a finished tandem garage with workshop area which includes room for two vehicles and an additional front driveway stall. Enjoy entertaining or quiet dinners on the huge deck. With its prime location, you'll be close to all amenities, schools, and public transportation, plus just a short walk from downtown Calgary. With quick possession available, don't miss your chance to book your private viewing today!