



GRASSROOTS
REALTY GROUP

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362 Regal Park NE
Calgary, Alberta

MLS # A2251171



\$465,000

Division:	Renfrew		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,599 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 563
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

PRICE IMPROVED! This is home: a south-facing end-unit with almost 1600 sq ft of living space in Regal Park. Backing onto quiet greenspace within the complex, this updated townhouse won't last long. The gourmet kitchen with heated tile flooring includes a kitchen island that can comfortably sit three, windows that bring in a lot of natural light, and a convenient second entrance. The large open concept living room/dining room combo features hardwood and more sunlight from the south, plus a fireplace to cozy up to and access to your private, large balcony. Finishing the main floor is the laundry area and a two-piece powder room. The upper level hosts the two large bedrooms and an office/den space. The primary bedroom has a walk-in closet and four-piece ensuite - a warm space with a separate shower and soaker tub, and heated flooring. A double tandem garage with a separate utility room make use of every square foot. Well cared for by the owner of 13 years, this gem is in a quiet part of the complex, close to all amenities: dog parks, schools, pools, hockey rinks, tennis courts, transit, bike paths, and quick access to downtown Calgary. Regal Park is one of the most desirable inner city locations. Book your viewing today!