



**GRASSROOTS**  
REALTY GROUP

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**248 Regal Park NE**  
**Calgary, Alberta**

**MLS # A2254812**



**\$474,900**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 563
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Kitchen Island

Welcome to this beautifully updated townhome offering the perfect balance of style, function, and location. Tucked into the quietest, most private spot in the complex, this home backs onto a peaceful greenbelt. Inside, you'll find a spacious, light-filled floor plan with a gas fireplace on the main level where a large living room and dining room flow perfectly together. A huge west-facing balcony carries out of the living room and is perfect for entertaining or relaxing in the sun. The kitchen has been tastefully updated with modern tile, stainless steel appliances, plenty of cabinet space and moveable island. Upstairs features two generous bedrooms plus a versatile loft space, perfect for a home office or gym. The primary suite is a true retreat, boasting an oversized walk-in closet and access to the 4 piece bath with large soaker tub. Comfort comes easy here with air conditioning, a newer furnace and hot water tank (both within the last 5 years), and a washer and dryer not even 3 years old. Plush newer carpet throughout adds warmth, while the oversized tandem double garage provides abundant parking and storage. Enjoy the best of both worlds—nestled in a low-traffic, quiet area yet just minutes to downtown, Telus Spark, the Zoo, Calgary's river pathways and ideally located up the hill from all that Bridgeland has to offer, but without the congestion of high-density living. This is one of the best locations in the complex—don't miss the chance to call it yours!