



**GRASSROOTS**  
REALTY GROUP

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**314 Regal Park NE**  
**Calgary, Alberta**

**MLS # A2259503**



**\$375,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	Finished, Full	<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>	See Remarks		

<b>Inclusions:</b>	n/a
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If you've been waiting for a place that feels like home the moment you step inside, this 3-bedroom, 2-bathroom townhome might be the one. It's bright, comfortable, and has the space you need with the bonus of a finished basement—perfect for a cozy movie night, home gym, or extra space for guests. One of the best parts? Your parking stall is right outside the front door. No hauling groceries down long hallways or across icy lots—just easy access every day. Living in Renfrew means you're close to it all: Grab brunch or a coffee in Bridgeland, just minutes away. Hit the Winston Golf Course for a quick round or evening walk. Be downtown in no time, whether for work or a night out. And when it's time to travel, the airport is only a short drive away. This home gives you the best of both worlds—quiet, comfortable living in a community you'll love, with quick access to everything Calgary has to offer. Come take a look. You'll see why people love calling Renfrew home.