



353 Regal Park NE
Calgary, Alberta

MLS # A2287252



\$329,900

Division:	Renfrew		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	872 sq.ft.	Age:	1954 (72 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Nicely tucked into a quaint, quiet pocket of Renfrew, this large, recently improved 2 bedroom townhome is ideally situated within close (i.e. walking distance) proximity to the mighty Bow River and downtown core. The foyer leads into a spacious living room, large/bright kitchen with newer/upgraded stainless steel appliances (i.e. Whirlpool fridge = 2019; Whirlpool glass top stove = 2025; Bosch dishwasher = 2025) and comfortable dining nook; hardwood flooring throughout. Upper level houses a large primary bedroom, generously-sized second bedroom and full 4-piece bathroom; new carpet throughout the upper level. Lower level is unfinished and awaits your touches - whether that be continued storage or future development. New hot water tank in 2025, fresh interior paint throughout; 7' X 12' deck and stall parking directly out your back door.