



**563 Regal Park NE  
Calgary, Alberta**

**MLS # A2294388**



**\$380,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	868 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	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>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** Built - in Dishwasher

Welcome to this charming and lovingly maintained townhouse in the heart of Renfrew, where pride of ownership is evident throughout. Having been cared for by the same owner for 25 years, this home has been thoughtfully updated over time, blending comfort, functionality, and timeless appeal. Step inside to a bright and inviting main level, where sunshine pours through the kitchen window, creating a warm and welcoming space to start your day. The kitchen was beautifully renovated in 2018, featuring custom cabinetry, sleek quartz countertops, stainless steel appliances, and clever storage solutions. A cozy breakfast nook with a built-in bench and hidden storage adds both character and practicality. The spacious living room offers a relaxing retreat, complete with a large window that fills the space with natural light&mdash;perfect for both quiet evenings and entertaining guests. Additional updates include new windows in 2020 and fresh paint throughout in 2024, giving the home a refreshed, move-in-ready feel. Upstairs, you'll find two well-sized bedrooms with durable vinyl flooring and an updated 4-piece bathroom (2022), designed with comfort and style in mind. The lower level adds valuable flexibility with a developed recreational space&mdash;ideal for a home office, workout area, or additional living space to suit your lifestyle. Mechanical updates provide peace of mind, including a hot water tank and furnace replaced in 2019, along with a washer and dryer updated in 2021. Located just minutes from downtown Calgary, this home offers exceptional access to a wide range of amenities. Enjoy nearby attractions such as the Renfrew Aquatic & Fitness Centre, tennis courts, the Calgary Zoo, TELUS Spark Science Centre, and an abundance of parks and pathways along the Bow River and Nose Creek&mdash;perfect for walking, running, or cycling. Trendy

cafés, restaurants, shopping, and off-leash dog parks are all within easy reach. This is your opportunity to experience the perfect balance of a peaceful, park-like setting with the convenience of inner-city living. Call today to book your private showing and discover why Regal Park is the perfect place to call home.