

# \$414,900 - 431 Regal Park Ne, Calgary

MLS® #A2232910

**\$414,900**

3 Bedroom, 2.00 Bathroom, 1,064 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

Updated and move-in ready 3 bedroom townhome in Renfrew - this is one you'll want to see! This end unit is the perfect home for a family as it is close to schools, pathways and parks, with a beautiful green space right outside. It provides easy access to the city as you are located close to Highway 1, Deerfoot Trail and Edmonton Trail, but it's tucked deep enough into the community that you do not get the loud road noise.

You'll enter the unit onto the main floor that boasts a spacious living room with a gas fireplace to cozy up next to. An updated kitchen with fully stainless steel appliances is adjacent to the dining room where you can fit a table for 6 people easily - a great layout for hosting. Upstairs you will find 3 full size bedrooms with spacious closets and a 4 piece bathroom. Head back downstairs to find the finished basement that is set up for your next Netflix show to binge watch, with plenty of space for a sectional. There is also a finished laundry room with a high efficiency washer and dryer plus a second full bathroom with shower.

This unit has its own water heater and furnace so you can control your own utility expenses. Plus, the complex has a low condo fee that takes care of everything outside of your home so you don't have to shovel or mow grass anymore! If you're looking for a turnkey, low maintenance home - this is an opportunity you won't want to miss. \*\* Open House June 21 & 22 2-4:00 p.m. \*\*



Built in 1954

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232910      |
| Price          | \$414,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,064         |
| Acres          | 0.00          |
| Year Built     | 1954          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 431 Regal Park Ne |
| Subdivision | Renfrew           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E 0S6           |

## Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 2               |
| Parking        | Assigned, Stall |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, See Remarks  |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Courtyard, Storage                      |
| Lot Description   | Front Yard, Fruit Trees/Shrub(s), Treed |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 6               |
| Zoning         | M-C1            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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