

# \$474,900 - 248 Regal Park Ne, Calgary

MLS® #A2254812

**\$474,900**

2 Bedroom, 2.00 Bathroom, 1,381 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

\*\*\* OPEN HOUSE: SATURDAY SEPTEMBER 13th 1:30-3:30PM \*\*\* 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, youâ€™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 worldsâ€™ nestled in a low-traffic, quiet area yet just minutes to downtown, Telus Spark, the Zoo, Calgaryâ€™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 complexâ€™donâ€™t miss the chance to call it yours!

Built in 2000

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2254812      |
| Price          | \$474,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,381         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 248 Regal Park Ne |
| Subdivision | Renfrew           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E0S6            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Visitor Parking  |
| Parking Spaces | 3  |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Tandem |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Soaking Tub, Storage, Walk-In Closet(s)   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

|                 |             |
|-----------------|-------------|
| Heating         | Forced Air  |
| Cooling         | Central Air |
| Fireplace       | Yes         |
| # of Fireplaces | 1           |
| Fireplaces      | Gas         |
| Basement        | None        |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Courtyard, Lighting  |
| Lot Description   | Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, Street Lighting, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 3                    |
| Zoning         | M-C1                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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