



THE
A-TEAM

**RE/MAX
FIRST**

543 REGAL Park, Calgary T2E 0S6

MLS® #: **A2179097** Area: **Renfrew** Listing Date: **11/14/24** List Price: **\$355,000**
 Status: **Pending** County: **Calgary** Change: **-\$4k, 23-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1954**

Finished Floor Area
 Abv Sqft: **849**
 Low Sqft:
 Ttl Sqft: **849**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Front Yard,Lawn,Low Maintenance Landscape,Landscaped**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions
Kitchen	Main	10` 4" x 7` 9"
Living Room	Main	14` 0" x 12` 5"
Bedroom	Upper	10` 5" x 8` 6"

Room	Level	Dimensions
Dining Room	Main	10` 5" x 8` 1"
Bedroom - Primary	Upper	13` 11" x 12` 5"
4pc Bathroom	Upper	7` 0" x 6` 11"

Legal/Tax/Financial

Condo Fee: **\$340** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **9913311**

Remarks

Pub Rmks: **Welcome to Regal Park, a charming townhome complex nestled in the peaceful and sought-after community of Renfrew. This beautifully maintained residence offers 2 spacious bedrooms, 1 full bath, and the convenience of an assigned parking stall. With over 800 sq ft of comfortable living space spread across two storeys, this home is designed for both style and functionality. Step inside to find a bright and airy living room featuring rich hardwood flooring and large windows that fill the space with natural light. The kitchen is equipped with wood cabinetry and white appliances, offering a clean, modern feel. Upstairs, you'll find two well-sized bedrooms and a full 4-piece bath. The fully finished basement adds valuable living space, complete with a versatile family or recreation room. An assigned parking space is conveniently located just steps from your door. This prime location also provides easy access to Deerfoot Trail for effortless commuting, along with nearby schools, parks, dining, shopping, and transit options. Ideal for both families and investors, this exceptional property in Regal Park offers comfort, convenience, and investment potential. Schedule your private viewing today!**

Inclusions: **n/a**
Property Listed By: **2% Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







