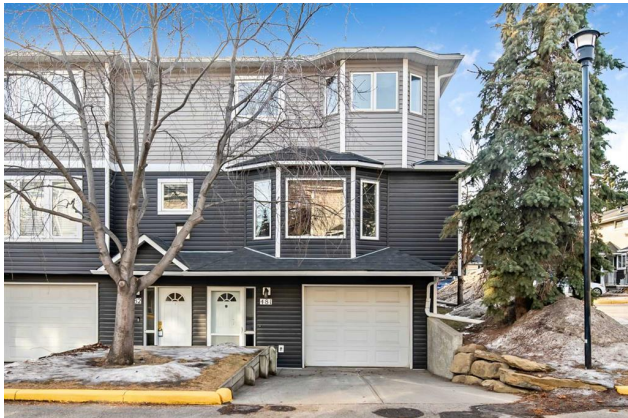


**481 REGAL Park, Calgary T2E 0S6**

MLS® #: **A2191552** Area: **Renfrew** Listing Date: **01/31/25** List Price: **\$485,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2000**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,388**  
 Low Sqft:  
 Ttl Sqft: **1,388**

DOM

**2**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Other**  
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Linoleum**  
 Sewer: Ext Feat: **Other,Private Entrance** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Smoking Home,See Remarks,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5'0" x 5'0"	Kitchen	Main	11'4" x 12'9"
Dining Room	Main	7'9" x 10'3"	Living Room	Main	10'8" x 19'2"
Bedroom - Primary	Upper	10'8" x 15'3"	Bedroom	Upper	9'5" x 10'3"
Bonus Room	Upper	9'5" x 10'6"	2pc Bathroom	Main	0'0" x 0'0"
4pc Bathroom	Upper	0'0" x 0'0"	3pc Ensuite bath	Upper	0'0" x 0'0"
Entrance	Basement	4'5" x 5'10"	Furnace/Utility Room	Basement	6'6" x 8'6"
Laundry	Main	2'8" x 5'0"			

Condo Fee:  
**\$636**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **0012320**

Remarks

Pub Rmks: **Welcome to a truly RARE OPPORTUNITY to own a beautiful END-UNIT in the highly desirable Renfrew community! This home offers the perfect blend of charm, space, and convenience, making it a fantastic choice for those looking to live in one of the most sought-after neighborhoods. Step inside to discover a thoughtfully designed interior featuring hardwood floors that add warmth and character, complemented by new carpet for ultimate comfort. This home has plenty of room to spread out, with two VERY LARGE bedrooms, each offering ample space for relaxation, work, or guests. The large living room is bathed in natural light from generous windows, creating a bright and airy ambiance that makes this home feel even more inviting. The kitchen and dining area are perfect for both casual meals and entertaining, with seamless flow to the west-facing deck. Spend your summers enjoying the sun, hosting barbecues, or simply unwinding with your favorite book as you take in the peaceful surroundings. For those warmer days, you'll appreciate the NEW AIR CONDITIONING UNIT, keeping the home cool and comfortable all summer long. Storage and parking are never a concern with the double tandem garage, providing ample room for two vehicles or extra space for bikes, tools, or outdoor gear. But the true appeal of this property goes beyond the home itself—it's all about the location! Nestled in the heart of Renfrew, you'll find yourself just minutes from downtown, making commuting a breeze. Enjoy easy access to biking paths, dog parks, trendy cafes, restaurants, and vibrant local shops. Whether you love outdoor adventures, urban convenience, or a mix of both, this location delivers it all. This home offers not just a place to live, but a lifestyle to love. Don't miss out on this rare opportunity to own an end unit in Renfrew—homes like this don't come around often. Schedule your showing today and make this incredible property yours!**

Inclusions: **N/a**  
Property Listed By: **Real Estate Professionals Inc.**

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

















