



THE
A-TEAM

**RE/MAX
FIRST**

521 REGAL Park, Calgary T2E0S6

MLS® #: **A2199972**

Area: **Renfrew**

Listing Date: **03/12/25**

List Price: **\$389,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 16-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1955**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,060**
Low Sqft:
Ttl Sqft: **1,060**

DOM

24
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking
Ttl Park: **1**
Garage Sz:

Access:
Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Jetted Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee:
\$410

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

Zoning:
M-C1

Legal Desc: **9913311**

Remarks

Pub Rmks: **THREE BEDROOMS! 2.5 BATHROOMS!!** This townhouse is perfect for first time home buyers or investors! Ideally located in the sought after Regal Park community. Situated in a serene, prime spot within the complex, this home backs onto a peaceful, tree-lined green space, offering a private, west facing deck that's perfect for soaking in the afternoon sun. Inside, you'll find a spacious layout, featuring a large kitchen with white appliances and plenty of cabinetry. The living room is filled with natural light, complemented by laminate flooring. Upstairs, you'll find three good sized bedrooms and a full bathroom. The FULLY FINISHED lower level offers even more living space, with a versatile rec room that can easily double as a bedroom, plus a full 4 piece bathroom. Conveniently located directly in front of your unit, your parking stall makes everyday living a breeze, with a visitor parking spot right beside for added convenience. The well managed complex has seen important updates, including a new roof and vinyl windows in 2013. Enjoy a fantastic inner city lifestyle just minutes from downtown and within walking/biking distance to trendy coffee shops, restaurants, school and parks. This home offers exceptional value, comfort, and convenience. Don't miss out on this perfect blend of modern living and prime location!

Inclusions: n/a
Property Listed By: eXp Realty

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







