



THE
A-TEAM

**RE/MAX
FIRST**

679 REGAL Park, Calgary T2E 0S6

MLS® #: **A2203837** Area: **Renfrew** Listing Date: **03/20/25** List Price: **\$495,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2002**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,369**
 Low Sqft:
 Ttl Sqft: **1,369**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Closet Organizers, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 3`11"	Dining Room	Main	15`3" x 8`4"
Kitchen	Main	13`0" x 14`8"	Living Room	Main	20`3" x 12`8"
3pc Ensuite bath	Upper	4`7" x 9`6"	4pc Bathroom	Upper	4`10" x 9`7"
Bedroom	Upper	19`0" x 11`10"	Bedroom - Primary	Upper	15`2" x 12`5"
Foyer	Lower	5`8" x 11`1"	Furnace/Utility Room	Lower	5`11" x 9`1"

Legal/Tax/Financial

Condo Fee:
\$588

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0113504**

Remarks

Pub Rmks: **Discover stylish urban living in this beautifully updated end-unit townhome featuring a double attached garage and central air conditioning for year-round comfort. Bathed in natural light, this home showcases a stunning renovated kitchen with quartz countertops, sleek subway tile backsplash, stainless steel appliances, and under-cabinet lighting for a polished look. The open-concept living and dining area boasts expansive windows, gleaming hardwood floors, and a cozy gas fireplace—perfect for relaxing or entertaining. Step out onto the large private balcony to enjoy morning coffee or evening sunsets. Upstairs, the spacious primary bedroom features a 3-piece ensuite and a custom-organized walk-in closet, while the second bedroom offers ample space, its own walk-in closet, and room for a home office setup. A stylish 4-piece bathroom completes the upper floor. With over 18 windows, this sun-filled home feels bright and airy, enhanced by new window coverings throughout. Ideally located near parks, dog-friendly spaces, and just minutes from downtown, you'll also love the convenience of being close to Bridgeland's trendy cafes, restaurants, and boutique shops.**

Inclusions:
Property Listed By: **Kitchen island
CIR Realty**

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









