



**GRASSROOTS**  
REALTY GROUP

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**674 Regal Park NE**  
**Calgary, Alberta**

**MLS # A2306449**



**\$375,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Greenbelt, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 418
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** .

Welcome to this modern end-unit inner-city home, tucked among mature trees and beautifully maintained green space—your own peaceful oasis in a prime location. The main level features a newer kitchen with stylish two-toned cabinetry, quartz countertops, and a functional island, perfect for everyday living and entertaining. The bright living room is filled with natural light and centered around a cozy fireplace. Upstairs offers two comfortable bedrooms and a full four-piece bathroom. The fully developed basement adds excellent versatility, complete with a third bedroom, a three-piece bath, and a generous recreation space—finished with brand new carpet for a fresh, comfortable feel. Additional updates provide peace of mind, including a new furnace, central air conditioning, and new laminate flooring on the main level. The home includes an assigned parking stall, with additional street parking available. Step outside and enjoy direct access to the quiet pathways and green spaces Regal Park is known for. Move-in ready and perfectly located—book your private showing today.