



**450 Regal Park NE**  
**Calgary, Alberta**

**MLS # A2308575**



**\$420,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,322 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Treed		

<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>	\$ 524
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Jetted Tub, No Smoking Home, Open Floorplan, Storage, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Regal Park, one of Renfrew’s most charming inner-city townhouse communities, where mature trees, pathways, and green space create a setting that feels surprisingly private while keeping you minutes from downtown. This rare end-unit offers the kind of location within the complex that buyers wait for — with the front porch facing directly onto green space and pathways, giving it a level of privacy, charm, and curb appeal that feels more like a house than a typical townhouse. Inside, the main floor is bright, open, and welcoming, with large windows, a spacious living and dining area and a cozy gas fireplace that anchors the room. The kitchen offers excellent everyday function with plenty of cupboard and counter space, stainless steel appliances, a pantry, and a brand-new tile backsplash. A convenient powder room completes the main level. Upstairs, the large primary bedroom enjoys beautiful treed views, along with a walk-in closet, complemented by a spacious bathroom with a separate shower and jetted soaker tub. The second bedroom is a comfortable size, while the bright open flex area is ideal for a home office, reading nook, workout area, or whatever extra space your lifestyle needs. The basement offers great additional usability as-is, with a flexible rec room/storage setup and an excellent layout for future development. Outside, you’ll love the huge back deck with no adjoining neighbour deck, plus a designated parking stall directly behind the unit, a visitor stall right beside it, and additional visitor and street parking just steps from your front door. Important recent upgrades include a high-efficiency furnace, tankless hot water on demand system, and central air conditioning, all completed between 2024 and 2025. The home has also been recently painted, making it feel fresh and well cared for. All of this in a quiet,

well-managed, park-like complex close to downtown, transit, schools, parks, restaurants, and everyday amenities. A truly special opportunity for buyers who want inner-city convenience, outdoor space, privacy, and a townhouse that genuinely feels like a home.