



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

542 Regal Park NE
Calgary, Alberta

MLS # A2334920



\$325,000

Division:	Renfrew		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	878 sq.ft.	Age:	1954 (72 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Soaking Tub, Storage		

Inclusions: N/A

Open House Saturday, August 8th; 12:00 - 2:00Welcome to 542 Regal Park, where value, convenience, and an exceptional inner-city location combine to create your ideal inner city investment. This charming 2-bedroom townhome is the perfect opportunity for first-time buyers or investors looking to own in one of Calgary's most desirable mature neighbourhoods without stretching the budget. Tucked into a quiet, beautifully landscaped complex, this home offers 887 ft2 of living space across two levels, plus an additional 425 ft2 of developed space in the basement for added flexibility. The bright main floor features a spacious living room with a large picture window overlooking green space and pathways, creating a peaceful setting to relax. The kitchen offers ample cabinet and counter space, a comfortable dining area, and combine with access front and back to either the convenient parking or generous green space offered in the complex. Upstairs, you'll find a spacious primary bedroom with excellent closet space, a versatile second bedroom ideal for guests, a home office, or a nursery, and a full 4-piece bathroom. The finished basement adds valuable living space with a large rec room or flex area, laundry, utility room, and abundant storage for bikes, seasonal gear, and more. This well-managed, pet-friendly complex offers worry-free living with exterior maintenance, landscaping, and snow removal includes. Assigned parking stall plus ample street parking adds everyday convenience. Located just minutes from downtown, Bridgeland, Deerfoot Trail, and 16th Avenue, this home offers outstanding access while enjoying a quiet, tree-lined setting. Nearby you'll find transit, schools, playgrounds, off-leash dog parks, the Renfrew Aquatic & Fitness Centre, tennis courts, the Calgary Zoo, TELUS Spark, and the extensive Bow River and Nose Creek pathway

system. Affordable inner-city ownership doesn't have to mean compromising on space or location. Don't miss your chance to own in Regal Park. Book your private showing today!