

# \$425,000 - 396 Regal Park Ne, Calgary

MLS® #A2265042

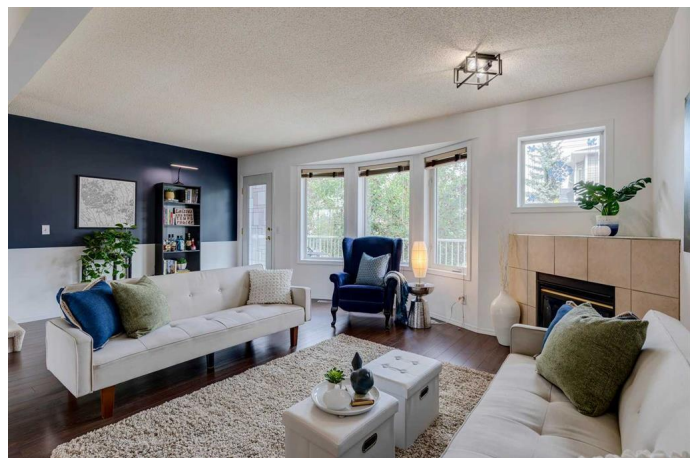
**\$425,000**

3 Bedroom, 3.00 Bathroom, 1,558 sqft

Residential on 0.00 Acres

Renfrew, Calgary, Alberta

MOVE-IN READY | END-UNIT | DOUBLE TANDEM GARAGE | WALKABLE TO BRIDGELAND CAFÉS | 7 MIN TO DOWNTOWN | Welcome to this stylish 3 BEDROOM, end-unit townhome in the highly desirable community of Renfrew. The main floor offers a BRIGHT, OPEN LAYOUT with a gas fireplace and large windows that fill the space with NATURAL LIGHT. From the living room, step out onto a LARGE BALCONY â€” perfect for BBQs, evening drinks, or relaxing outdoors. The spacious DINING AREA offers the ideal space to gather with family or entertain friends. The kitchen is designed for everyday ease, featuring STAINLESS STEEL APPLIANCES, plenty of cabinetry for storage, and a SUNNY BREAKFAST NOOK that makes the space feel warm and inviting. A second balcony, convenient LAUNDRY area and powder room complete the main floor. Upstairs, the PRIVATE PRIMARY SUITE is your retreat, complete with a double closets and 4-PIECE ENSUITE. Two additional bedrooms and a full bath offer flexibility for kids, guests, or a home office. The DOUBLE TANDEM GARAGE provides secure parking with extra storage space. Set in the well-maintained complex of REGAL PARK in Renfrew, youâ€™ll appreciate tree-lined streets, mature landscaping, and a welcoming neighbourhood feel. With quick access to BRIDGELAND CAFES, the BOW RIVER PATHWAYS, schools, shopping, and DOWNTOWN just 7 minutes away, this



location connects convenience with lifestyle. Whether youâ€™re a FIRST-TIME BUYER, young professional, or investor, this BEST PRICED end-unit townhome checks every box. Donâ€™t miss your chance to make it yours!

Built in 2002

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2265042      |
| Price          | \$425,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,558         |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 396 Regal Park Ne |
| Subdivision | Renfrew           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E 0S6           |

**Amenities**

|                |                                |
|----------------|--------------------------------|
| Amenities      | Snow Removal, Trash            |
| Parking Spaces | 3                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

**Interior**

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Separate Entrance                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings, Freezer |
| Heating           | Forced Air                                                                                            |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |
| Fireplaces        | Gas                                                                                                   |
| Basement          | None                                                                                                  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 3                  |
| Zoning         | M-C1               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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