# 248 Regal Park NE

Calgary | Active | MLS® A2349708

**$429,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2000** | **1,381 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

Welcome to this beautifully updated townhome, tucked into one of the quietest and most private locations in the complex and backing onto a peaceful greenbelt. Offering an ideal balance of style and convenience, this home also features central air conditioning for year-round comfort. The bright main level offers a spacious, inviting layout with a large living room and dining area centered around a gas fireplace. From the living room, step onto the oversized west-facing balcony, where afternoon and evening sun create the perfect setting for entertaining or relaxing. The updated kitchen features a modern backsplash, stainless steel appliances, generous cabinetry and a moveable island for added prep and storage.
Upstairs, two generous bedrooms are complemented by a versatile loft space, ideal for a home office, gym or additional flex space. The primary suite is a true retreat, complete with a massive walk-in closet and access to the four-piece bathroom featuring a large soaker tub. Thoughtful updates make this home move-in ready, including newer plush carpet throughout, a newer furnace, hot water tank, and washer and dryer. The oversized tandem double garage provides abundant parking and storage. The location is hard to beat. Enjoy a quiet, low-traffic setting while being just minutes from downtown, Telus Spark, the Calgary Zoo and the city's extensive river pathway system. You’re also just up the hill from the restaurants, cafés, shops and amenities of vibrant Bridgeland, without being immersed in the density and congestion of the neighbourhood's busiest areas. Families will appreciate the proximity to Alberta Classical Academy’s Bridgeland Campus, Riverside School and Stanley Jones School, along with a variety of additional school and program options throughout the inner city. A rare combination of privacy, space, thoughtful updates and inner-city convenience - this is one of the best locations in the complex and a home worth seeing.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2349708 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2000 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Row/Townhouse |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |

| | |
|---|---|
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 3 (or more) Storey |
| **Total Living Area:** | 1,381 sq. ft. |
| **Main Level Finished Area:** | 685 sq. ft. |
| **Upper Level Finished Area:** | 695 sq. ft. |
| **Below Grade Finished Area:** | 194 sq. ft. |
| **Condo Fee:** | $562.86 |
| **Condo Fee Includes:** | Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash |
| **Front Exposure:** | West |
| **Entry Level:** | 1 |
| **Levels:** | Three Or More |
| **End Unit:** | 2+ Common Walls, No One Above, No One Below |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2000 (Age: 26) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:1, Half:1) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 0012320 |
| **Heating:** | Forced Air |
| **Basement:** | None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |

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|---|---|
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | Five Plus |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Hardwood, Linoleum, Tile |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Driveway, Garage Door Opener, Tandem |
| **Parking Places:** | 3 |
| **Parking Total/Covered:** | 3 / - |
| **Laundry Features:** | Main Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northeast |
| **Condo Name:** | Regal Park |
| **Community:** | Renfrew |
| **Amenities:** | Visitor Parking |
| **Appliances:** | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | Ceiling Fan |
| **Restrictions:** | Board Approval, Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Dining Room · 9'3" × 8'3" · |
| **Main Floor** | Kitchen · 12'7" × 11'3" · |

| | |
|---|---|
| **Main Floor** | Living Room · 19'3" × 19'2" · |
| **Upper Level** | Bedroom · 13'2" × 10'1" · |
| **Upper Level** | Office · 11'11" × 8'9" · |
| **Upper Level** | Bedroom - Primary · 15'5" × 11'8" · |
| **Lower Level** | Foyer · 10'11" × 5'8" · |
| **Lower Level** | Furnace/Utility Room · 8'10" × 6'2" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Ceiling Fan(s), Soaking Tub, Storage, Walk-In Closet(s) |
| **Exterior Features:** | Balcony, Courtyard, Lighting |
| **Patio And Porch Features:** | Balcony(s), Rear Porch |
| **Lot Features:** | Backs on to Park/Green Space, Greenbelt, Landscaped, Lawn, Street Lighting, Treed |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-C1 |
| **Listed Date:** | Oct 02, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/248-regal-park-ne-calgary-a2349708/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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