

\$450,000 - 404 40 Regency Park, Halifax

MLS® #202218657

\$450,000

2 Bedroom, 2.00 Bathroom, 1,538 sqft

Residential

5-E, Halifax, NS

Welcome home to your recently refreshed 4th floor natural light filled corner suite in the heart of Clayton Park West. First impressions are everything with the meticulously cared for lobby and common spaces throughout the building with incredible live-in superintendents. Off the modern elevator and down the quiet 4th floor hallway you're welcomed to Suite 404. Inside you will find a generously sized foyer, utility space and storage, and laundry closet. Further into the expansive 1583 sqft space you're greeted with an open concept kitchen, living, and dining space. The kitchen boasts a brand new range, range hood, dishwasher, large basin stainless steel sink and modern faucet. The bright living space has all new paint, flooring, and light fixtures throughout - overlooking everything Clayton Park and Bayers Lake from either inside or on your private balcony. Off the kitchen is the bright den space with french doors, a perfect quiet space if you're working from home or need a separate space to unwind. Your generously sized primary suite boasts a huge open concept walk-in closet and full en-suite with jetted tub, shower, double basin vanity, and new light fixtures. Amenities galore in Regency Park with seasonal courtyard pool, a fully equipped penthouse gym with sauna and large balcony with lounge furniture, library, and an event room for those larger functions. Worried about parking? enjoy your indoor heated P1 spot with additional exterior visitor parking. If you're worried about storage, your



unit comes with a separate storage locker
located on P1. Easy access to Bayers Lake,
Canada Games Centre, and the 102 Highway!

Built in 2002

Essential Information

MLS® #	202218657
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,538
Year Built	2002
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	November 1st, 2022

Community Information

Address	404 40 Regency Park
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-E
City	Halifax
County	Halifax
Province	NS
Postal Code	B3S 1L4

Amenities

Utilities	Natural Gas, Cable Connected, Electricity Connected, Phone Connected
Parking	Heated Garage, Underground, Assigned, Paved
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Elevator, Ensuite Bath, See Remarks, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard

# of Stories	1
Stories	One
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Cleared, Landscaped
Roof	Tar/Gravel
Construction	Brick
Foundation	Concrete Perimeter

School Information

Elementary	Fairview Heights Elementary School
Middle	Fairview Junior High School
High	Halifax West High School

Additional Information

Zoning	Condo
HOA Fees	594
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 20th, 2025 at 9:17pm ADT