

\$628,000 - 2716 Parkdale Boulevard Nw, Calgary

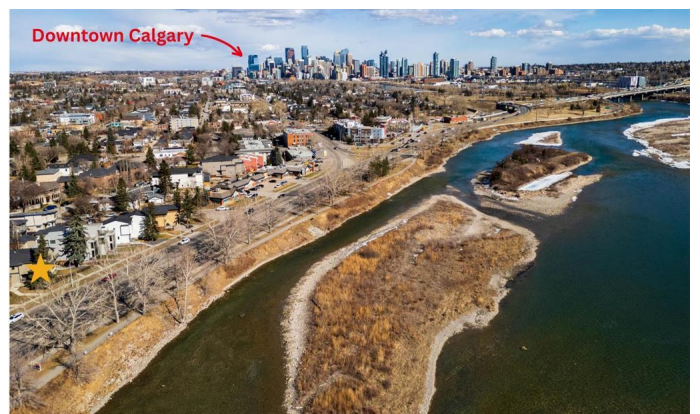
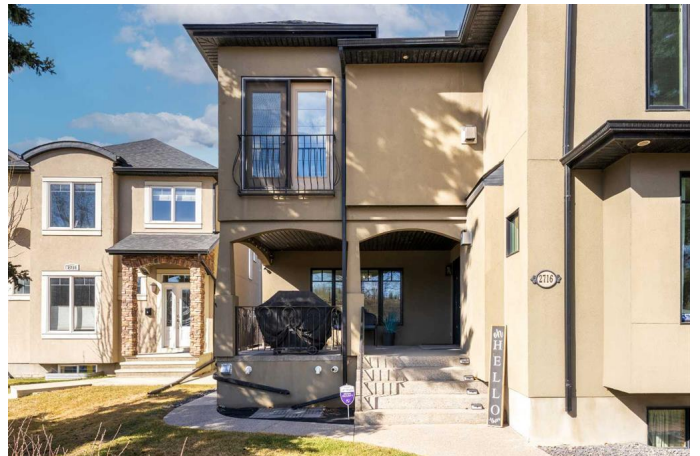
MLS® #A2210200

\$628,000

3 Bedroom, 3.00 Bathroom, 1,224 sqft
Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Fantastic Location, South Front Facing River Views, Unique Bungalow, Affordability in Parkdale + Much More! This is your chance to get into the sought after community of Parkdale, without breaking the bank! The location alone will have you mesmerized with awesome River views & a huge convenience factor to start. This unique bungalow was fully converted in 2004 with its adjacent unit (2714) & has been meticulously maintained during the owners tenure. These 2 properties are self managed between both owners & has a very low monthly condo fee. During this time, updates to the property include: Hot water on Demand (2024), Furnace & A/C (2023), Roof (2019), Fencing (2023), Electric Range (2021), Dishwasher (2020) & Dryer (2020). When visiting this property you will see that there is a massive front covered porch, to enjoy coffee on a nice spring morning, which is how you will access the home. This unique bungalow offers 1224 Sq Ft on the main floor & contributes an open layout, flowing from the kitchen, to the living room, large separate dining room (or whatever your heart desires) & the main bedrooms/bathrooms. The Large Triple Pane windows in the living room face south towards the Bow River, creating an abundance of interior natural light. You will find a ton of storage throughout the property, which is a nice option for those who are in need of the extra space. The basement totals 812 Sq Ft, 656 Sq Ft of developed space, & includes another bedroom, bathroom, storage,



office/den area & a family/entertainment room.
Enjoy a private low maintenance backyard
space, which ventures to your double
detached garage. Its safe to say its easier to
appreciate all this house has to offer in person.
Come take a look!

Built in 1950

Essential Information

MLS® #	A2210200
Price	\$628,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,224
Acres	0.00
Year Built	1950
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Up/Down
Status	Active

Community Information

Address	2716 Parkdale Boulevard Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3S7

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Insulated, Off Street
# of Garages	2

Interior

Interior Features	Built-in Features, Crown Molding, French Door, Granite Counters, Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Lighting, Private Entrance, Private Yard, Permeable Paving
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.