

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

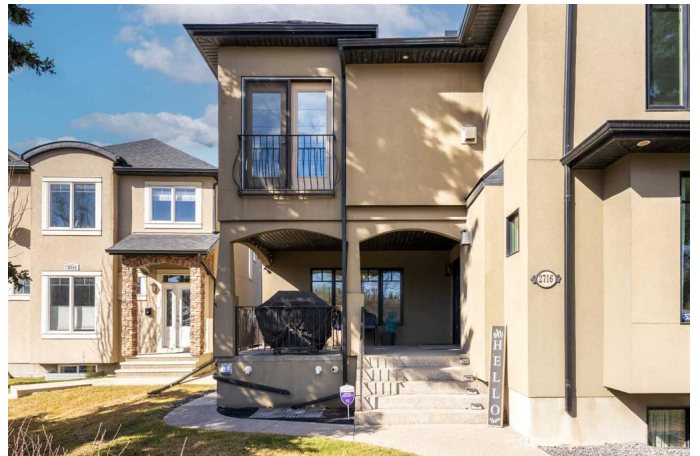
MLS® #A2210200

**\$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
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