

\$749,900 - 235 Parkland Crescent Se, Calgary

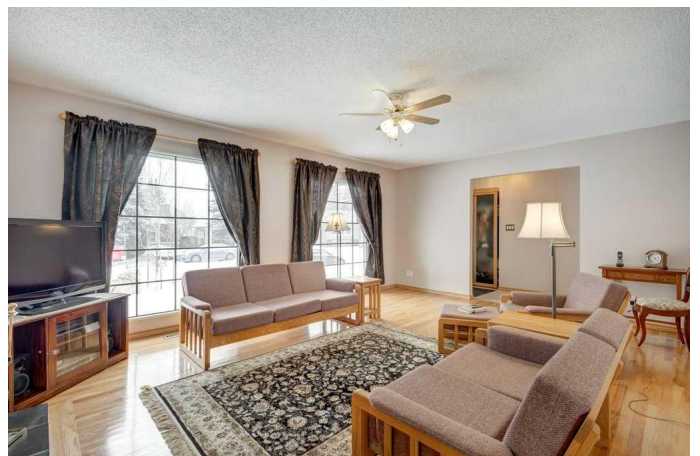
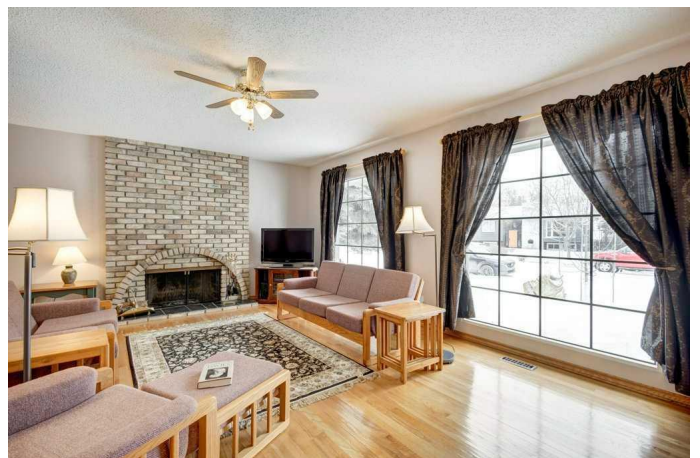
MLS® #A2193803

\$749,900

3 Bedroom, 2.00 Bathroom, 1,254 sqft
Residential on 0.14 Acres

Parkland, Calgary, Alberta

Extremely well maintained 3 bedroom, fully finished Bungalow in the mature and established community of Parkland. The first thing you will notice as you enter this home are the large windows which allow for an abundance of natural light. The living room has a spacious floor plan with a central wood burning fireplace giving the home a feeling of warmth and comfort. The kitchen is located at the back of the home with a large window over the sink, giving you a view of the backyard and green space. The oak kitchen has a very functional layout with ample cupboards and counter space. The dining room is conveniently located adjacent to the kitchen and living room. Down the hallway is the master bedroom with a 3-piece ensuite, main bathroom and 2 additional large bedrooms. The finished basement has a large family room with a 2nd fireplace, den, and utility area where the laundry room, workshop and storage are located. Other great features of this home are hardwood flooring, heated floors in main bath, recessed lighting, fully fenced southwest backyard with plenty of sunshine, concrete walkways, brick patio and a double detached garage. One of the best features is the location of this home which backs onto a city park and school ground and is situated on a quiet crescent. This home also has a ton of amenities within walking distance like the pathways in Fish Creek Provincial Park, Deer Valley Mall/Market Place, Prince of Wales School, St. Phillip's School, Parkland off



leash area and the Parkland Community Hall. This home is in exceptional condition, and is move-in ready, it is pet-free and has been meticulously maintained, making it a "must-see" to view.

Built in 1974

Essential Information

MLS® #	A2193803
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,254
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	235 Parkland Crescent Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3Y4

Amenities

Amenities	Clubhouse, Community Gardens, Playground, Secured Parking, Dog Park, Park, Storage
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, On Street
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Recessed Lighting, Storage, French Door, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings, Garburator, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, City Lot, Landscaped, Level, Treed, Backs on to Park/Green Space, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 17th, 2025
Days on Market	23
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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