

\$699,900 - 1, 4207 Stanley Road Sw, Calgary

MLS® #A2086162

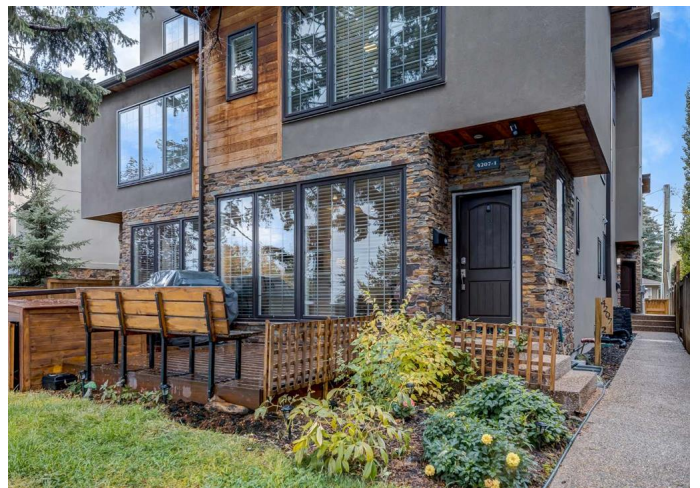
\$699,900

3 Bedroom, 4.00 Bathroom, 1,781 sqft

Residential on 0.00 Acres

Parkhill, Calgary, Alberta

Parkhill Perfection! This totally turn key, over 2200 total sq ft, three-storey, 3 bedroom, 3.5 bath luxury townhome is perched in an undeniably exceptional location in the incredibly sought after and prestigious community of Parkhill. This sophisticated home exudes curb appeal with its aggregate steps, garden beds and welcoming front deck. Stanley Park is just steps away and it will easily become like your own backyard. From the moment you step into the front foyer you will feel at ease as you notice the 9 foot ceiling, rich hardwood that runs throughout and light that streams in through the large front windows. The open concept layout is ideal for entertaining and hosting gatherings/dinner parties with its inviting living room flowing into the great sized dining area that's even equipped with a swanky side bar. Chefs and bakers alike will enjoy making culinary creations in the well appointed kitchen with its gorgeous quartz counters, stainless steel appliances including a gas stove and newer dishwasher (2022) as well as a breakfast bar/island that overlooks the dining area. A 1½ bath completes this floor. Heading to the second floor you'll discover two fantastic sized bedrooms each with their own walk-in closets and an ample sized 5 piece Jack and Jill ensuite with quartz countertops and dual sinks with in-floor heating that connects the bedrooms and houses the laundry area. The tranquil primary retreat encompasses the entire third floor and features 9 ft ceilings, an



oversized walk-in closet and relaxing spa-like 5 piece ensuite that boasts dual vessel sinks, quartz countertop vanity, a deep soaker tub, water closet, in-floor heating and tiled step in rainfall shower. The fully finished basement is a great place to gather for movies and game nights in the open rec room. There's a great flex room that could be used as a den, gym, kids playroom or even as extra storage. A 4 piece bathroom round out the basements offerings. Notable upgrades include a new furnace (2022) and Hot Water Heater (2021) and brand new carpeting (Oct. 2023). There's no need to dread scraping your windshield once the Winter snows fall as you can park your car in the detached garage. There's plenty of street parking for your guests. This incredible, pet friendly home is in a truly outstanding location for those who lead an active lifestyle, are outdoor enthusiasts or want to enjoy an inner city lifestyle that also offers a great sense of community. Stanley Park, the Parkhill Community Center and the Elbow River are just minutes away with an extensive pathway system, sports fields, tennis courts, picnic areas, toboggan hill, outdoor swimming pool, ice skating rink and more all nearby. Chinook Mall, the Stampede Grounds and popular Mission and 17th Avenue districts are also within walking distance offering unique shops, cafes, pubs and fantastic restaurants/eateries. There's great access to McLeod Trail and the LRT for those commuting for work. Come have a look and make this house your home!

Built in 2013

Essential Information

MLS® #	A2086162
Price	\$699,900
Sold Price	\$692,500

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,781
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1, 4207 Stanley Road Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2P7

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting

Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2023
Date Sold	October 31st, 2023
Days on Market	18
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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