

\$799,000 - 208 Parkland Way Se, Calgary

MLS® #A2103372

\$799,000

3 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.15 Acres

Parkland, Calgary, Alberta

Welcome to this BEAUTIFULLY UPDATED 3 BEDROOM BUNGALOW, nestled in the highly desirable family friendly community of PARKLAND. This immaculate and well-maintained home offers over 2400sq of developed living space, and is within walking distance to Prince of Wales, one of Calgary's top rated Elementary Schools. This charming property exudes warmth and an abundance of natural light from the large floor to ceiling windows, creating a welcoming ambiance for gatherings with family and friends. The spacious living and dining rooms centre around a large brick wood burning fireplace, making it the perfect place to relax on those chilly winter nights. The modern inspired shaker style kitchen, showcases a large window overlooking the SOUTH FACING sunny backyard, sleek quartz countertops, gleaming stainless-steel appliances, double sink and ample storage make it a chef's delight. The primary suite offers a tranquil retreat, including a 3-piece ensuite with a large walk-in tiled shower. Two additional bedrooms and a 4-piece bathroom complete this floor. The well-designed finished basement, includes a large family room with a cozy gas wood burning fireplace, a flex room suitable for an office or playroom, a 4-piece bathroom and a conveniently located laundry room with extra storage space. Air conditioning was installed last year, new furnace 2 years ago and a new hot water tank 3 years ago. The corner south facing backyard provides tons of sunshine and



privacy, as well as a concrete patio making it the perfect place for summer barbecues. In addition, there is extra storage space in the rear oversized double garage. Located within walking distance to two Elementary Schools, shopping and restaurants, Fish Creek Park, Annieâ€™s Cafe, The Bow Valley Ranche Restaurant, miles of bike paths and Park 96, Parklands private playground which offers tennis, pickleball and basketball courts, Barbecue pits, skating and hockey rinks, disc golf, and a water park, just to name a few! Book your personal showing today.

Built in 1975

Essential Information

MLS® #	A2103372
Price	\$799,000
Sold Price	\$785,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,267
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	208 Parkland Way Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4K9

Amenities

Amenities	Clubhouse, Community Gardens, Park, Parking, Party Room, Picnic Area, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Chandelier, Open Floorplan, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2024
Date Sold	April 14th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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