

\$950,000 - 455 Parkvalley Drive Se, Calgary

MLS® #A2110278

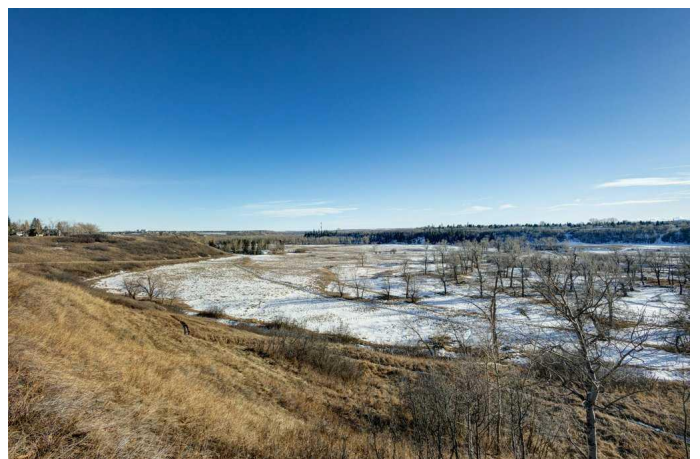
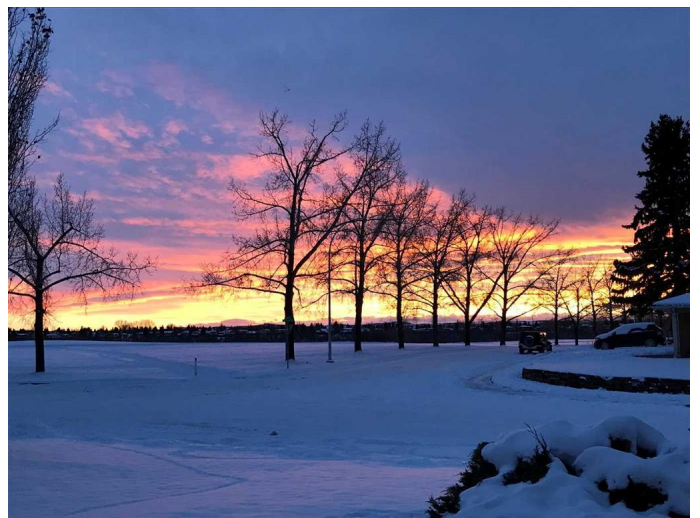
\$950,000

5 Bedroom, 4.00 Bathroom, 1,925 sqft
Residential on 0.14 Acres

Parkland, Calgary, Alberta

Wow, Ridge home facing Fish Creek and Mountain Views and able to enjoy from front brick patio! Traditional 2 storey, Central Hall Plan with 4 bedrooms upstairs. Enter gracious foyer and partially exposed open stairwell and view through to the living room with large bow window to ridge & mountain views. Separate good size dining room leads to kitchen with solid oak cabinetry and center island, eating nook with bay window overlooking fabulous private treed professionally landscaped yard with raised landscape stone flower beds, brick patio along with irrigation system. Open concept kitchen exposed to family room, feature stone gas started fireplace with log lighter, and rear access to the great outdoors.

Main floor laundry room and 2 pc. powder room. Upper Level: Primary bedroom and updated 4 pc ensuite bathroom, 3 other good size kids bedrooms along with another updated 4 pc bathroom. Lower Level Rec Room with brick fireplace, wet bar and shelving adjacent & open to games area (currently used as gym), bedroom (not an egress window) and 4 pc bathroom including sauna. Finished storage area/furnace room. Note; Roof Shingles "Gerard Stone coated steel tile system (placed 2005). Beautifully maintained and much loved home updated over the years. Enjoy the special ridge location for beautiful walks or bike rides on top or down into Fish Creek, vist Annie's for snack or lunch at The historical Ranch and walk through the Artisan art displace as a



tribute to Alberta's history!.. Quick and easy access to Deerfoot to downtown or bus to LRT. washer dryer included

Built in 1975

Essential Information

MLS® #	A2110278
Price	\$950,000
Sold Price	\$930,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,925
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	455 Parkvalley Drive Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4V5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Bookcases, No Animal Home, No Smoking Home, Sauna
Appliances	Built-In Electric Range, Built-In Refrigerator, Dishwasher, Disposal
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Gas Log, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Environmental Reserve, Fruit Trees/Shrub(s), Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot, Treed, Views
Roof	See Remarks
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2024
Date Sold	March 8th, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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