

\$649,000 - 2926 Parkdale Boulevard Nw, Calgary

MLS® #A2111874

\$649,000

5 Bedroom, 4.00 Bathroom, 1,562 sqft
Residential on 0.10 Acres

Parkdale, Calgary, Alberta

OPEN HOUSE SAT. MARCH 9, 10-12 & SUN.

MARCH 10, 2-4*****Welcome to this charming 2-Storey home nestled in the heart of Parkdale, one of Calgary's MOST COVETED neighborhoods. Built in 1981, this character home boasts a wrap-around porch, seamlessly connecting the front, side, and back doors. Step into an old-fashioned VESTIBULE entry room before entering the foyer through a second decorative front door. Once inside, you are greeted with coziness and QUIET that permeates through the entire residence, thanks to all NEW WINDOWS and new patio door. The main floor features a sunken family room adorned with a vaulted ceiling, complemented by a skylight that bathes the space in NATURAL LIGHT. A wood-burning FIREPLACE adds an element of warmth and ambiance. The main floor also includes a galley kitchen, a spacious dining room, 2pc-bath, and a living area at the front of the house. Upstairs, three generously sized bedrooms await, offering ample space for rest and relaxation. A well-appointed 4-piece bathroom serves the needs of the upper level, while the primary bedroom boasts the added luxury of an ENSUITE 4-piece bath. Adding to the home's appeal is a SEPERATE ENTRANCE leading to an illegal basement suite, complete with a full kitchen, two bedrooms, 3-piece bath, a living room, and shared laundry facilities. New phantom screen and 3 new egress windows brighten and open up this versatile space which offers endless



possibilities, whether utilized as a rental income opportunity, a guest suite, or a private retreat for extended family members! Water tank newly installed in 2023 and the bonus of AIR CONDITIONING! Beyond its undeniable charm and character, this Parkdale residence offers the ultimate in convenience and accessibility. Steps away from the Bow River and nearby nature trails, outdoor enthusiasts will delight in the abundance of recreational opportunities right at their doorstep. The single OVERSIZED detached garage has ample room to store kayaks, canoes, bikes, and one car, with ADDITIONAL PARKING for 2 on the adjacent parking pad. Easy access to Downtown, Foothills Hospital, SAIT, University of Calgary, Children’s Hospital, McMahon Stadium and Kensington Shopping!! Major roadways ensure effortless commuting and connectivity to all that Calgary has to offer! Schedule a showing today and step into the joy of INNER-CITY ownership!

Built in 1981

Essential Information

MLS® #	A2111874
Price	\$649,000
Sold Price	\$715,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,562
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2926 Parkdale Boulevard Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3S9

Amenities

Parking Spaces	3
Parking	Oversized, Parking Pad, Single Garage Detached

Interior

Interior Features	Central Vacuum, No Animal Home, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

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

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 12th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

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