

\$1,060,000 - 2710 Parkdale Boulevard Nw, Calgary

MLS® #A2115039

\$1,060,000

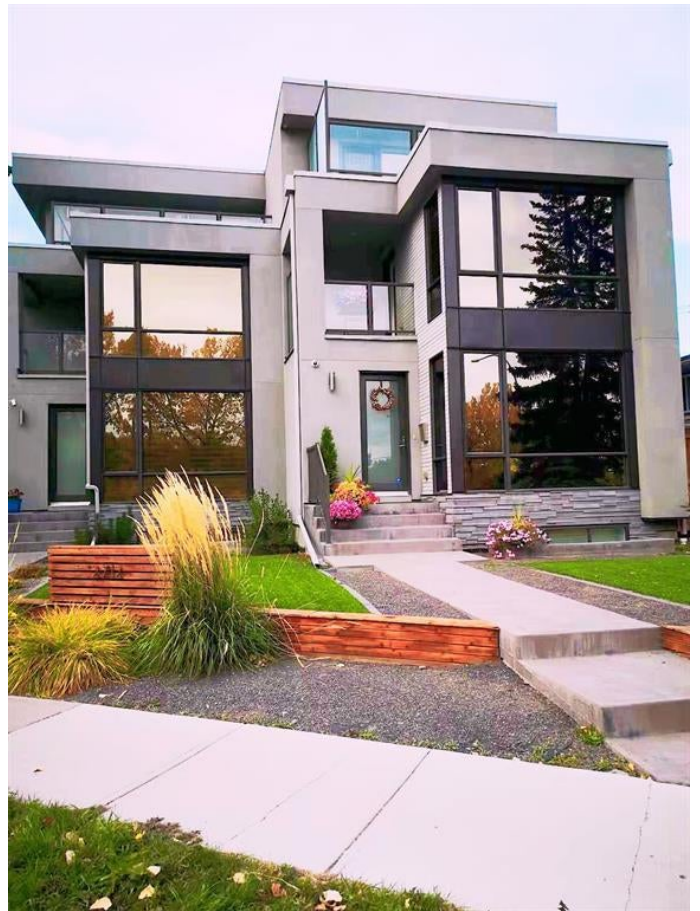
4 Bedroom, 4.00 Bathroom, 2,055 sqft

Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

A Coveted, rare find River Side Property in the Great Community of West Hillhurst !!

This open-concept contemporary family home offers 2,788 SQFT of comfortable and pleasant living space. Enjoy the Unobstructed Exquisite Beauty of the Bow River and Park in comfort, through 3 levels of triple-glazed Floor to Ceiling Window Walls. A Step Away from Nature, but yet central to all conveniences. This 11 KM long Exquisites Scenic River Park Pathway is directly across the street. A Morning Walk, Bike, or Sunset Stroll along this amazing River Park Pathway is of added benefit to a Vibrant and Wholesome Healthy lifestyle. This south-facing executive home comes with 4 bright bedrooms and 4 baths. The Luxurious Master Quarters occupy the entire 3rd floor with a five-piece Dream Ensuite. Equipped with white Marble dual vanities, Soaker-Tub, Steam Shower, custom-designed Walk-in Closet and Heated Floor. The Sliding Door takes you to the Private and glassed enclosed rooftop patio, perfect for Sunbathing or Relaxing with a glass of wine at the end of the day while watching the Sunset and Sensational Views of the River Park. This lovely family home is enhanced with an Expansive Kitchen streamlined with quartz countertops, Centre Island, formal dining, and a family room area. The 2nd floor Features a Relaxing, Quiet Retreat with Floor-to-Ceiling Windows and a Veranda to appreciate the



Expansive River Park Views. The Fully finished High- Ceiling Basement offers a fourth bedroom, a full bath, and a Large recreation or/Media room.

Other features include 2 HE Furnaces, 75 Gallon gas hot water tank, Linear Fireplace, Nu-Air Ventilation System, ADT Security System, Surveillance Cameras, Central Vacuum system, Bosch Stainless Steel Appliances. The low and easy maintenance front/backyards with artificial turf, polished concrete patio, and a detached Double Garage. For your showing pleasure, suggest parking on 26 Street and Exit via 25 Street to all directions and major traffic connectors.

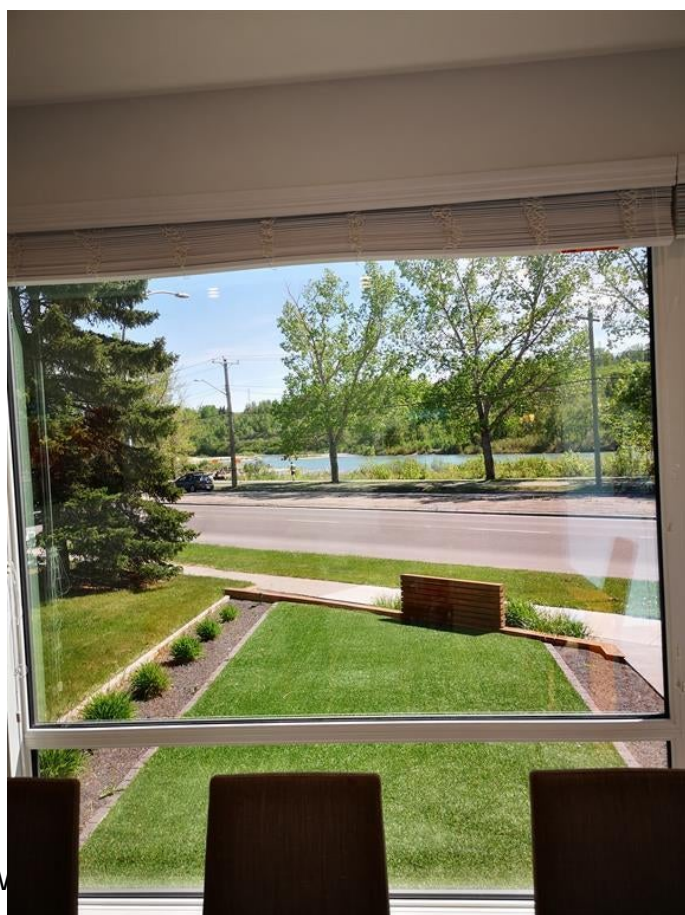
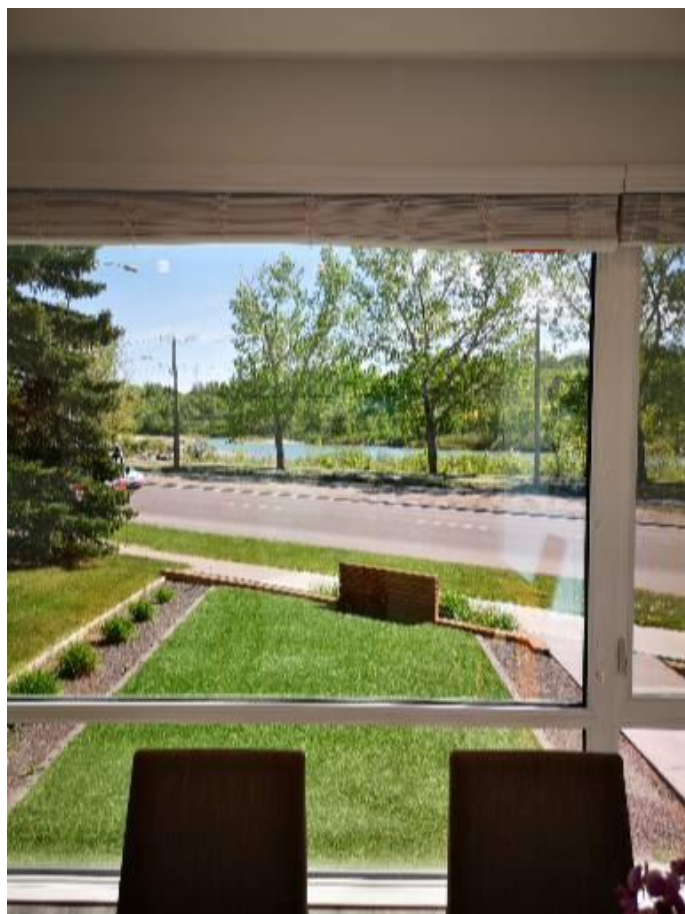
Built in 2016

Essential Information

MLS® #	A2115039
Price	\$1,060,000
Sold Price	\$996,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,055
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	2710 Parkdale Boulevard NW
Subdivision	West Hillhurst
City	Calgary
County	Calgary



Province	Alberta
Postal Code	T2N 3S7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
Is Waterfront	Yes

Interior

Interior Features	Breakfast Bar, Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Washer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Marble
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Interior Lot, Level, Street Lighting, Rectangular Lot, Views, Waterfront
Roof	Membrane
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	May 19th, 2024
Days on Market	66
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.