

\$774,900 - 239 Parkland Crescent Se, Calgary

MLS® #A2126068

\$774,900

4 Bedroom, 3.00 Bathroom, 1,759 sqft

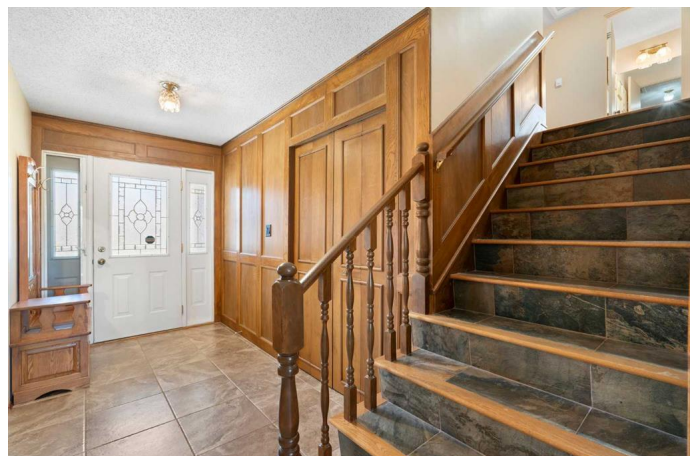
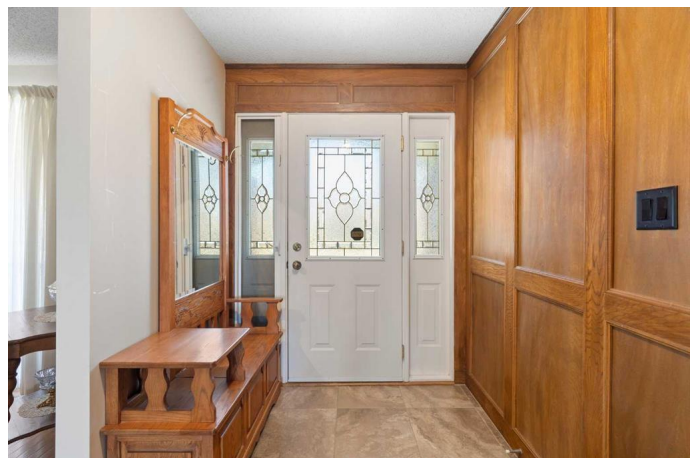
Residential on 0.14 Acres

Parkland, Calgary, Alberta

Welcome to your new home located in the heart of Parkland. This charming 2-storey split family home offers both comfort and convenience, with a desirable location backing onto Prince of Wales school and just a short walk from Fish Creek Park.

Built in 1975, this Keith built home has been impeccably maintained, ready to welcome you and your family. With over 2,400 sq ft of living space including 4 bedrooms, 2.5 bathrooms, main floor laundry and a fully developed basement, there's plenty of space for everyone to spread out. The basement includes plenty of storage space, an entertainment area and den. Recent upgrades include 30 year shingles - 2014, most windows replaced - 2012, kitchen renovation - 2014 to include cherry wood cabinets, corian counter tops and stainless steel appliances, hot water heater - 2018, and more. The beautifully landscaped 6,307 sq ft west facing backyard features mature trees and a detached, heated oversized 2 car garage.

The community of Parkland boasts a host of amenities including exclusive access to Park 96, perfect for enjoying indoor and outdoor activities with family and friends. Nearby schools ensure various educational opportunities are within easy reach, while shopping options cater to all your needs. With its prime location, you'll also have easy access to major roadways, making commuting and



trips beyond the city quick and simple.

Whether you're exploring Fish Creek Park or enjoying the vibrant community amenities, this home offers the perfect blend of comfort, convenience, and community living. Don't miss your chance to make it yours.

Built in 1975

Essential Information

MLS® #	A2126068
Price	\$774,900
Sold Price	\$826,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,759
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	239 Parkland Crescent Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3Y4

Amenities

Amenities	Community Gardens, Park, Picnic Area, Playground, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage, RV

Access/Parking

Interior

Interior Features	Built-in Features, Central Vacuum, Natural Woodwork, Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 2nd, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
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