

\$1,200,000 - 260 Parkvista Crescent Se, Calgary

MLS® #A2128670

\$1,200,000

4 Bedroom, 4.00 Bathroom, 2,108 sqft

Residential on 0.15 Acres

Parkland, Calgary, Alberta

LOCATION, LOCATION, LOCATION! RARE opportunity to own a PARKLAND RIDGE HOME on one of the most desirable streets in this highly sought after community. Seldom do homes in this location hit the market! FACING FISH CREEK PARK and surrounded by an abundance of mature trees and landscape, this two-storey executive home with over 2900sq ft of developed living space is immersed in nature and green space. Meticulously maintained and updated over the years, this 4 bedroom home offers an abundance of natural light from the oversized living room window in addition to an array of versatile spaces, including a conveniently located main floor laundry room, a large living and dining room that flow seamlessly into the modern inspired white shaker style kitchen sure to delight all culinary enthusiasts with granite countertops, an island and brand new appliances in 2023/24. The adjoining family room centres around a cozy brick gas fireplace and overlooks the private custom landscaped backyard oasis, making it a perfect gathering place for entertaining. Open the patio French doors leading to a gorgeous designer composite deck, complete with gas hook up for your summer barbecues. The main level also offers a 2-pc bathroom. Ascend to the upper level and prepare yourself for the breathtaking PARK VIEWS from both the primary suite and adjacent bedroom, where you can enjoy your morning coffee while watching glowing sunrises from your PRIVATE DECK



OVERLOOKING FISH CREEK PARK! The primary suite offers a tranquil retreat, including a large walk-in closet and spa style en-suite. Two additional generous sized bedrooms and a 4-pc bathroom complete this floor. The basement level presents an additional bedroom with an egress window, a 3-pc bathroom complete with steam shower and heated floors, a large family room with gas fireplace and additional storage areas. Extra features of this outstanding property include new hot water tank 2022 and an irrigation system just to name a few! Surrounded by nature, but with the convenience of walking/bike paths to Fish Creek Park, The Bow Valley Ranch Restaurant, Annie's Caf , Park 96, and easy access to Deerfoot Trail, make Parkland the perfect family, friendly community to call home!

Built in 1976

Essential Information

MLS� #	A2128670
Price	\$1,200,000
Sold Price	\$1,235,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,108
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	260 Parkvista Crescent Se
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Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4W7

Amenities

Amenities	Clubhouse, Gazebo, Park, Parking, Picnic Area, Playground, Recreation Facilities, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Steam Room, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	May 15th, 2024
Date Sold	May 18th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office 2% Realty

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