

\$1,350,000 - 228 Parkvista Crescent Se, Calgary

MLS® #A2135379

\$1,350,000

4 Bedroom, 3.00 Bathroom, 2,430 sqft

Residential on 0.17 Acres

Parkland, Calgary, Alberta

Welcome to PARKLAND RIDGE, where location meets lifestyle! Breathtaking VIEWS OF FISH CREEK PARK and THE ROCKIES! Rare opportunity to own a property on this highly desirable Crescent. This meticulously maintained sun-filled executive two-storey home boasts over 2400 sq ft above ground, immersed in nature and surrounded by endless green space and mature trees, offering a blend of natural beauty, comfort and style. Key features: **HARDWOOD FLOORING THROUGHOUT** except for the plush-carpeted primary. **NEWER WINDOWS** and **FURNACES**, **LARGE WINDOWS EVERYWHERE** seamlessly connect indoor and outdoor living spaces, **TRIPLE CAR GARAGE** allowing space for all your vehicles and storage needs. Main floor delights: Bright living/dining room, custom staircase, cozy family room with a floor to ceiling stone gas fireplace, kitchen overlooking a private backyard making it ideal for those summer barbecues on the patio. Convenient 2-piece bathroom and mud/laundry room complete the main floor. The upper level showcases a **MASSIVE BONUS ROOM** where you can enjoy stunning sunsets over the Rockies or open the doors to the upper deck for a magnificent view! The primary features a 4-piece en-suite and walk-in closet, three additional generous-sized bedrooms and a 4-piece bathroom. The large undeveloped basement is an open canvas for your dream design. In addition, a **NEW ROOF** was



installed in 2019 along with fresh exterior painting. Access to excellent elementary schools, Prince of Wales. and Saint Phillips. Park 96 with a hockey and skating rink, tennis and pickleball courts, Golf Frisbee, Gazebo with a fire pit, children's water play area, swings and much more. Miles of connecting bike and walking paths. A short distance to the Ranche Restaurant, Annie's and Sikome Lake. Do not miss out - schedule a viewing today and experience Parkland living at its finest!

Built in 1976

Essential Information

MLS® #	A2135379
Price	\$1,350,000
Sold Price	\$1,273,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,430
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	228 Parkvista Crescent Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4W7

Amenities

Amenities	Clubhouse, Gazebo, Park, Party Room, Picnic Area, Recreation Room, Visitor Parking
Parking Spaces	7
Parking	Triple Garage Attached

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Humidifier, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Pie Shaped Lot
Roof	Asphalt
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 29th, 2024
Days on Market	34
Zoning	R-C1
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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