

\$1,049,000 - 203 Parkvalley Drive Se, Calgary

MLS® #A2135397

\$1,049,000

3 Bedroom, 3.00 Bathroom, 1,758 sqft

Residential on 0.17 Acres

Parkland, Calgary, Alberta

Welcome to this RENOVATED 3-bedroom home boasting over 2500 sq ft of living space, ideally situated on a spacious PRIVATE LOT JUST STEPS AWAY FROM FISH CREEK PARK, within the sought-after family-friendly community of PARKLAND. Recently acclaimed as one of Calgary's hidden gem neighbourhoods, for 2023, this meticulously maintained property is enveloped by mature trees and natural landscapes, offering a serene and green retreat. Featuring a double attached garage and driveway accommodating up to four vehicles, this home is equipped with Air conditioning, heated floors in the front entryway and kitchen, and finished onsite maple hardwood flooring throughout the primary areas and bedrooms. The main floor welcomes with a neutral color scheme and abundant natural light pouring in from vaulted ceilings, oversized windows, and large skylights in the living room and kitchen, creating an inviting atmosphere for gatherings. The living room showcases a striking stone feature wall with a gas insert and seamlessly connects to the dining room. The custom modern shaker-style kitchen boasts professional-grade appliances, granite countertops, a large island perfect for entertaining, and a bay window with skylights that infuse the space with tranquillity, offering views of the SOUTH-FACING PRIVATE OASIS BACKYARD. French doors lead from the kitchen to a spacious two-tiered deck complete with a gas hook-up for summer



barbecues. The family room centers around a cozy stone wood-burning fireplace, ideal for winter evenings, and features a wall of glass with French doors opening to the deck. A main floor laundry, 2-piece bathroom, and an office/bedroom complete the main level. Upstairs, the primary bedroom includes a spa-inspired en-suite with an oversized tiled shower, along with a 4-piece bathroom and two additional bedrooms. The basement is fully finished with a large family room, additional office space, and ample storage areas. This property offers a perfect blend of modern amenities and natural surroundings, making it a must-see for those seeking comfort and tranquillity in a prime Calgary location. Surrounded by nature, but with the convenience of walking/bike paths to Fish Creek Park, The Bow Valley Ranch, Annie’s Cafe, Park 96 and easy access to Deerfoot Trail, make Parkland the perfect family-friendly community to call home!

Built in 1975

Essential Information

MLS® #	A2135397
Price	\$1,049,000
Sold Price	\$1,049,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,758
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	203 Parkvalley Drive Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4V1

Amenities

Amenities	Clubhouse, Gazebo, Parking Facilities, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Ceiling Fan, Ceilings, Kitchen Island, Skylight
Appliances	Central Air Conditioner, Control(s), Microwave, Oven, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Landscaped
Roof	Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	July 15th, 2024
Days on Market	13
Zoning	R-C1



HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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