

# \$799,000 - 2834 Parkdale Boulevard Nw, Calgary

MLS® #A2235784

## \$799,000

4 Bedroom, 4.00 Bathroom, 1,588 sqft

Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

NEW PRICE!! Welcome to West Hillhurst, one of the best inner-city neighborhoods for walkability, safety and amenities. With Parks, playgrounds, recreation facilities and schools, This beautiful home in West Hillhurst has great scenic river views from the bedroom balcony.

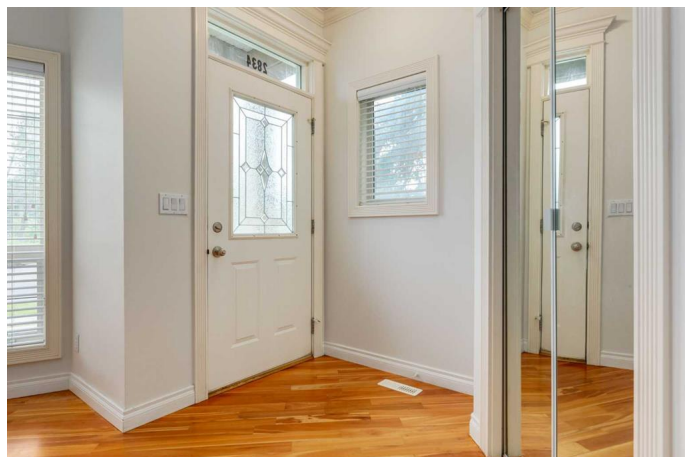
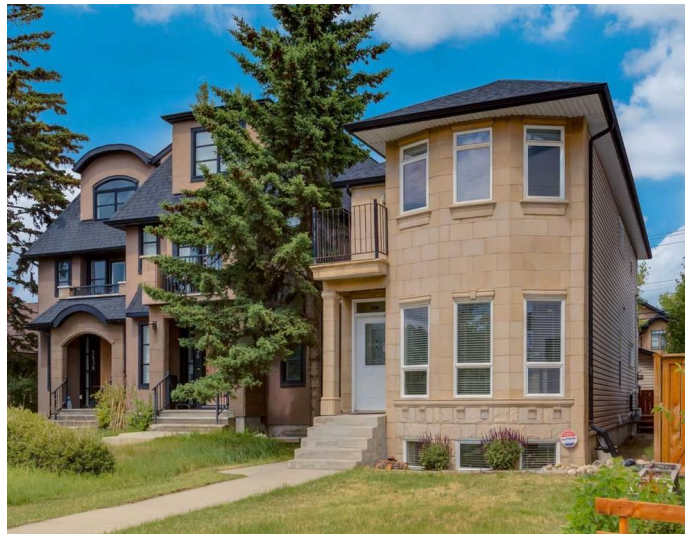
It also has 4 bedrooms, 3 ½ bathrooms a double detached garage, and fully finished basement. The main floor is hardwood; the kitchen has stainless steel appliances, maple cabinets and granite counters. There is also a gas fireplace in the living area. The back deck is very private and has a gas hook up. New roof and attic insulation.

Commute to work! Or embrace a healthier lifestyle and take advantage of Calgary's extensive river pathway system, directly across the road. Walk, Run, skate, bike, to downtown, SAIT, U of C, Foothills & Children's Hospitals. Enjoy Edworthy Park, Angels Café, The lazy loaf. Or just take a relaxing stroll along the river.

Built in 1999

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2235784  |
| Price      | \$799,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,588       |
| Acres          | 0.06        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2834 Parkdale Boulevard Nw |
| Subdivision | West Hillhurst             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2N3S8                     |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers                                                                       |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Family Room, Gas                                                                        |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full                                                                          |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Garden              |
| Lot Description   | Back Lane, Front Yard, Views |
| Roof              | Asphalt Shingle              |
| Construction      | Stone, Stucco, Wood Frame    |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 68             |
| Zoning         | R-CG           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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