

2834 Parkdale Boulevard NW
Calgary, Alberta

MLS # A2235784

\$815,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,588 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Views		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

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 $\frac{1}{2}$ 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 Cafe, The lazy loaf. Or just take a relaxing stroll along the river.