



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**956 Parkvalley Way SE**  
**Calgary, Alberta**

**MLS # A2233469**



**\$784,900**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** Vacuflo (as is)

Welcome to this incredibly well-cared-for 1977 bungalow, perfectly situated on one of Parkland's most sought-after, quiet streets—literally just a couple hundred feet from a direct entrance to Fish Creek Park. As one of the largest urban parks in North America, Fish Creek Park spans over 80 square km's of scenic walking and biking trails, picnic areas, and abundant wildlife, offering an unbeatable outdoor lifestyle right at your doorstep. This unique property is tucked on a 56' x 110' corner lot with a paved back lane providing access from both the rear and side, meaning you only have one direct neighbour—a rare find that adds both privacy and convenience in this already exceptional location. The main floor features beautiful hardwood flooring and a functional, open layout. The sunken living room is anchored by a striking stone chimney and wood-burning fireplace, creating a warm, inviting space to relax or entertain. The wide-open kitchen connects seamlessly to the living area, keeping the heart of the home bright, open, and social. At the front, a spacious formal dining room offers flexibility as a large home office or additional sitting area. Three well-sized bedrooms and 2.5 baths complete the main level, all meticulously maintained and ready to move in or personalize. Outside, the large backyard is built for both relaxation and possibility. Enjoy the expansive patio—partially covered for year-round comfort—a concrete hot tub pad with 240V electrical rough-in, and still plenty of space to park your RV or even add a second garage. The oversized double detached garage offers ample storage for vehicles, tools, or hobbies. Downstairs, the fully finished basement delivers a fun and functional space, featuring a full bar, room for a pool table, a games or media area, a spacious fourth bedroom, and a three-piece bathroom with a steam

shower—ideal for guests or extended family stays. With direct access to Park 96, great schools nearby, and easy commutes via Deerfoot or Macleod Trail, this home offers the perfect blend of comfort, character, and community. Homes on this street rarely come up—don't miss your chance to live in this truly special location. Book your private showing today!