



GRASSROOTS
REALTY GROUP

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**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 |
| Floors: | Carpet, Hardwood, Laminate |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Stone, Stucco, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Closet Organizers |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

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.