



GRASSROOTS
REALTY GROUP

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2820 Parkdale Boulevard NW
Calgary, Alberta

MLS # A2247076



\$740,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	768 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, See Remarks, Waterfro		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Exceptional Riverfront Property in West Hillhurst – Endless Potential! Location, Location, Location! This rare gem offers over 100 feet of prime riverfront frontage when purchased together with 2824 Parkdale Blvd. Boasting the newly approved R-CG zoning, the development possibilities are truly limitless! Situated in the highly coveted inner-city community of West Hillhurst, this property is perfectly positioned to maximize both convenience and lifestyle. Just minutes from downtown Calgary, you'll have easy access to the vibrant shops and restaurants of Kensington, Foothills Hospital, the University of Calgary, and the stunning Bow River pathway – ideal for biking, walking, or simply enjoying nature. The charming home currently features two spacious bedrooms and a full bath, making it a perfect investment property until you're ready to bring your development vision to life. Don't miss this incredible opportunity to own a piece of Calgary's future! Act fast – properties like this don't come around often!