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## 2834 Parkdale Boulevard NW Calgary, Alberta

MLS # A2268958



\$775,000

Division:	West Hillhurst				
Туре:	Residential/House				
Style:	2 Storey				
Size:	1,590 sq.ft.	Age:	1999 (26 yrs old)		
Beds:	4	Baths:	3 full / 1 half		
Garage:	Double Garage Detached				
Lot Size:	0.06 Acre				
Lot Feat:	Back Lane, Back Yard, Front Yard, Views				

Heating:	Forced Air, Natural Gas	Water:	-	
Floors:	Carpet, Hardwood, Laminate	Sewer:	-	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	Full	LLD:	-	
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Jetted Tub, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In			

Closet(s)

Inclusions:

N/A

Welcome to 2834 Parkdale Blvd NW in the highly sought-after community of West Hillhurst—one of Calgary's most desirable inner-city neighbourhoods known for its walkability, safety, and access to premium amenities. Perfectly positioned just steps from the Bow River pathway system, this home offers a rare blend of urban living and peaceful, scenic surroundings. This beautifully maintained property features 4 spacious bedrooms, 3.5 bathrooms, a fully finished basement, and a double detached garage. Enjoy river views from the primary bedroom and balcony— a perfect spot to enjoy your morning coffee or unwind at the end of the day. The main level is warm and inviting, showcasing hardwood flooring, a comfortable living area with gas fireplace, and a bright kitchen complete with stainless steel appliances, maple cabinetry, and granite countertops. The dining and living spaces flow seamlessly to the private back deck, equipped with a gas BBQ hook-up, making it ideal for both relaxing and entertaining. Recent upgrades include a new roof, new attic insulation, and a new hot water tank, providing added efficiency and peace of mind. Step outside and embrace a healthy, active lifestyle with the river pathways directly across the street— walk, run, bike, skate, or commute with ease to Downtown, SAIT, U of C, Foothills Hospital, and Alberta Children's Hospital. You're also just minutes from Edworthy Park, Angel's Café, Lazy Loaf & Kettle, playgrounds, recreation facilities, and top-rated schools.