



**419 Parkview Crescent SE  
Calgary, Alberta**

**MLS # A2302582**



**\$1,060,000**

<b>Division:</b>	Parkland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Sauna, See Remarks		

**Inclusions:** N/A

Beautifully remodeled + re-designed bungalow completed this year in a pristine crescent in Parkland steps from Fish Creek Ridge. The main floor is open + functional, featuring a comfortable great room with wood-burning fireplace, informal dining area + a practical kitchen with plenty of cabinetry, dedicated coffee station + eat-in space. Luxury vinyl plank flooring runs throughout the main level, paired with smooth ceilings + solid oak railing. Three comfortable bedrooms on the main level with a stylish primary suite offering a practical closet system + beautiful ensuite bath. The lower level is finished to match, offering a large family room, gym area, full laundry/mudroom with storage, full bath + a good-sized bedroom. All major systems have been redone including plumbing, electrical, HVAC, air conditioning + sprinkler system. Fresh paint inside + out. Outside, a new SBS roofing system, updated landscaping with composite decking, stone patio + added trees + shrubs, along with a double detached garage. Close to schools, pathways + Park 96 with pickleball, tennis, playgrounds + other amenities. A straightforward, well-executed renovation in a strong location.