



**2716 Parkdale Boulevard NW  
Calgary, Alberta**

**MLS # A2210200**



**\$628,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 177
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, French Door, Granite Counters, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Backyard Shed, Wood Storage Racks in Basement, Storage Cabinet at the Top of the Stairs

Fantastic Location, South Front Facing River Views, Unique Bungalow, Affordability in Parkdale + Much More! This is your chance to get into the sought after community of Parkdale, without breaking the bank! The location alone will have you mesmerized with awesome River views & a huge convenience factor to start. This unique bungalow was fully converted in 2004 with its adjacent unit (2714) & has been meticulously maintained during the owners tenure. These 2 properties are self managed between both owners & has a very low monthly condo fee. During this time, updates to the property include: Hot water on Demand (2024), Furnace & A/C (2023), Roof (2019), Fencing (2023), Electric Range (2021), Dishwasher (2020) & Dryer (2020). When visiting this property you will see that there is a massive front covered porch, to enjoy coffee on a nice spring morning, which is how you will access the home. This unique bungalow offers 1224 Sq Ft on the main floor & contributes an open layout, flowing from the kitchen, to the living room, large separate dining room (or whatever your heart desires) & the main bedrooms/bathrooms. The Large Triple Pane windows in the living room face south towards the Bow River, creating an abundance of interior natural light. You will find a ton of storage throughout the property, which is a nice option for those who are in need of the extra space. The basement totals 812 Sq Ft, 656 Sq Ft of developed space, & includes another bedroom, bathroom, storage, office/den area & a family/entertainment room. Enjoy a private low maintenance backyard space, which ventures to your double detached garage. Its safe to say its easier to appreciate all this house has to offer in person. Come take a look!