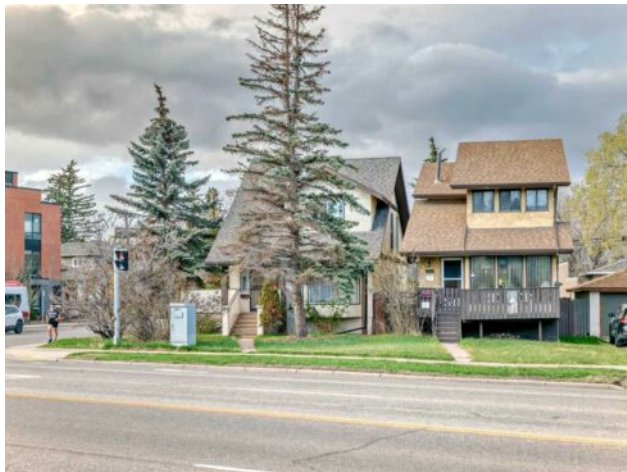


2926 Parkdale Boulevard NW
Calgary, Alberta

MLS # A2224090



\$699,900

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,562 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Paved, Rear Drive, Single Garage Detach		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: N/A

Welcome to this charming 2-Storey home nestled in the heart of Parkdale, one of Calgary's MOST COVETED neighborhoods. Built in 1981, this character home boasts a wrap-around porch, seamlessly connecting the front, side, and back doors. Step into an old-fashioned VESTIBULE entry room before entering the foyer through a second decorative front door. Once inside, you are greeted with coziness and QUIET that permeates through the entire residence, thanks to all NEW WINDOWS and new patio door. The main floor features a sunken family room adorned with a vaulted ceiling, complemented by a skylight that bathes the space in NATURAL LIGHT. A wood-burning FIREPLACE adds an element of warmth and ambiance. The main floor also includes a galley kitchen, a spacious dining room, 2pc-bath, and a living area at the front of the house. Upstairs, three generously sized bedrooms await, offering ample space for rest and relaxation. A well-appointed 4-piece bathroom serves the needs of the upper level, while the primary bedroom boasts the added luxury of an ENSUITE 4-piece bath. Adding to the home's appeal is a SEPERATE ENTRANCE leading to an illegal basement suite, complete with a full kitchen, two bedrooms, 3-piece bath, a living room, and shared laundry facilities. New phantom screen and 3 new egress windows brighten and open up this versatile space which offers endless possibilities, whether utilized as a rental income opportunity, a guest suite, or a private retreat for extended family members! Water tank newly installed in 2023 and the bonus of AIR CONDITIONING! Beyond its undeniable charm and character, this Parkdale residence offers the ultimate in convenience and accessibility. Steps away from the Bow River and nearby nature trails, outdoor enthusiasts will delight in the abundance of recreational

opportunities right at their doorstep. The single OVERSIZED detached garage has ample room to store kayaks, canoes, bikes, and one car, with ADDITIONAL PARKING for 2 on the adjacent parking pad. Easy access to Downtown, Foothills Hospital, SAIT, University of Calgary, Children's Hospital, McMahon Stadium and Kensington Shopping!! Major roadways ensure effortless commuting and connectivity to all that Calgary has to offer! Schedule a showing today and step into the joy of INNER-CITY ownership!