



\$ 1,070,000.00

## 2710 PARKDALE BOULEVARD NW CALGARY

<https://paulbrinton.com>

LUX homes executive 3 story custom built home in inner-city West Hillhurst situated directly across from the Bow River, and it's sought after pathways! This sophisticated designed home with close to 2800 sq ft of gracious and pleasant living space offers a healthy, active, convenient, and enriching lifestyle for your...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 3 Storey, Side by Side

**MLS ® #:** A1152398

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-29 18:59:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/10/21

**Two Piece Bath:** 1

**Lot size:** 2788 sq ft

**Year built:** 2016

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Other

**District:** CAL Zone CC

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Community Features:** Other,Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None



**Inclusions:** Mini bar fridge on second floor and lower floor, built-In oven, dishwasher, dryer, garage control(s), gas cooktop, oven-built-In, range hood, refrigerator, washer, window Coverings. This home features 6 zone sound system, 2 HE furnaces, 75 gallon gas water heater, linear gas fireplace with remote controller, Nu-Air ventilation system, ADT security system, surveillance cameras, central vac ready. Low maintenance artificial turf.

**Lot Features:** Rectangular Lot

**Heating Type:** In Floor,Forced Air,Natural Gas

**Interior Features:** High Ceilings,Kitchen Island,Pantry,Recessed Lighting,See Remarks,Stone Counters

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Construction Materials:** Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings

**Subdivision Name:** West Hillhurst

**Lot Size Acres:** 0.06

**Levels:** Three Or More

**Zoning:** R-C2

**List Price Square Foot:** \$ 520.70

**Photo Count:** 40

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 18.78M 61`7"

**Living Area SF:** 2054.91

**Structure Type:** Duplex

**Restrictions:** None Known

