

$ 998,000.00

# 2832 PARKDALE BOULEVARD NW CALGARY

https://paulbrinton.com

- 4 beds
- 5 baths
- Detached
- Residential
- Active

Welcome to this brand new custom built home by YYC Builders, steps from the river in beautiful Parkdale! This home features 4 bedrooms, 4.5 baths, double detached garage and over 2830 sqft of well planned living quarters. As you enter the main floor, you will notice the attention to detail...

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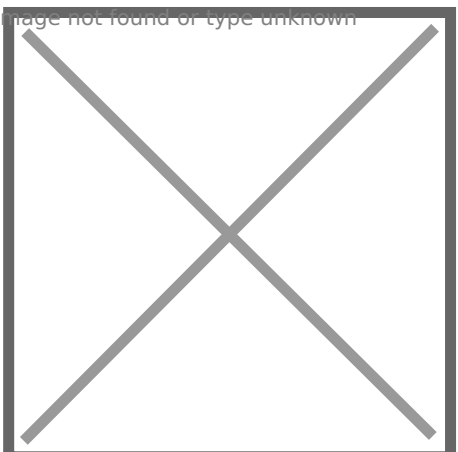

## BASIC FACTS

**Style:** 3 Storey

**MLS ® #:** A1156780

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-28 19:05:15

**Bathrooms:** 5

**Bedrooms Above Grade:** 3

**Date added:** 10/27/21

**Two Piece Bath:** 1

**Lot size:** 2551 sq ft

**Year built:** 2021

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Electric,Living Room,Master Bedroom,See Through,Three-Sided

**Exterior Features:** None

**District:** CAL Zone CC

**Total Parking:** 2

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

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

**Fencing:** None

**Cooling:** None

**Inclusions:** N/A

**Interior Features:** Bar,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Stone Counters,Walk-In Closet(s),Wet Bar

**Lot Features:** Back Lane,Back Yard,Creek/River/Stream/Pond,Landscaped,Level,Views

**Roof Type:** Asphalt Shingle

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

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Three Or More

**Laundry features:** Upper Level

**Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** $ 445.87

**Title Land:** Fee Simple

**Photo Count:** 50

**Rooms Above Grade:** 8

**Construction Materials:** Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 8.06M 26`5"

**Appliances:** Bar Fridge,Dishwasher,Gas Cooktop,Refrigerator

**Living Area SF:** 2238.32

**Subdivision Name:** West Hillhurst

**Structure Type:** House

**Lot Size Acres:** 0.06

**Restrictions:** None Known