

# \$775,000 - 2824 Parkdale Boulevard Nw, Calgary

MLS® #A2197738

**\$775,000**

3 Bedroom, 2.00 Bathroom, 1,083 sqft  
Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

Exceptional Riverfront Property in West Hillhurst â€” Endless Potential! Location, Location, Location! This rare gem offers over 100 feet of prime riverfront frontage when purchased together with 2820 Parkdale Blvd. Boasting the newly approved R-CG zoning, the development possibilities are truly limitless! Situated in the highly coveted inner-city community of West Hillhurst, this property is perfectly positioned to maximize both convenience and lifestyle. Just minutes from downtown Calgary, you'll have easy access to the vibrant shops and restaurants of Kensington, Foothills Hospital, the University of Calgary, and the stunning Bow River pathway â€” ideal for biking, walking, or simply enjoying nature. The charming home currently features three spacious bedrooms and two full bath, making it a perfect investment property until you're ready to bring your development vision to life. Don't miss this incredible opportunity to own a piece of Calgary's future! Act fast â€” properties like this don't come around often!

Built in 1949

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2197738  |
| Price     | \$775,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,083       |
| Acres          | 0.11        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 2824 Parkdale Boulevard Nw |
| Subdivision | West Hillhurst             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | t2n 3s8                    |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |
| Is Waterfront  | Yes         |

### **Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | None           |
| Heating           | Forced Air     |
| Cooling           | None           |
| Fireplace         | Yes            |
| # of Fireplaces   | 1              |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | None                  |
| Lot Description   | Back Lane, Waterfront |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete       |

## **Additional Information**

Date Listed February 27th, 2025

Days on Market 58

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.