

# \$1,099,000 - 944 Parkvalley Way Se, Calgary

MLS® #A2202552

**\$1,099,000**

5 Bedroom, 4.00 Bathroom, 1,539 sqft  
Residential on 0.13 Acres

Parkland, Calgary, Alberta

Click brochure link for more details. Welcome to 944 Parkvalley Way SE, a stunning fully renovated bungalow in the highly sought-after Parkland community. This exceptional 5 Bedrooms | 4 Bathrooms offers 1,538.6 sq.ft of main floor living space with elegant modern upgrades and thoughtful design, making it a true standout in Calgary's real estate market.

The open-concept living space boasts a large dining area ideal for entertaining, a modern kitchen with Quartz countertops, high-end cabinetry, and energy-efficient appliances, as well as bright engineered hardwood flooring throughout the main level. A brick-featured wood-burning fireplace with gas assist, adds warmth and charm, while large French doors lead to a wooden deck, seamlessly blending indoor and outdoor living.

This home features a spacious primary bedroom with a walk-in closet and a luxurious 5-piece ensuite with a free-standing tub, along with 3 additional bedrooms. Two of the bedrooms are currently used as offices, one of which features a Murphy bed and built-ins, allowing it to double as a guestroom. The fourth upstairs bedroom provides direct access to the deck and hot tub area, offering flexible space options. It is currently being used as a multi-purpose back hall, storage, pantry, and hottub dressing area.



The fully developed basement offers over 1,150 sq. ft. of additional living space, including a large bedroom, modern 4-piece bathroom, and an expansive entertainment space with finished wet bar and wine rack. Large egress windows provide natural light, while plush 60-ounce carpeting enhances comfort and style.

The exterior and backyard are understated and elegant, featuring a large wooden deck and an 8-man hot tub with lights and stereo system; a great way to relax and unwind. The backyard is beautifully landscaped with mature trees for shade and privacy, and a perennial garden. The detached double garage has been insulated, drywalled, painted and outfitted with custom storage shelving and work bench. The fully paved back alley enhances accessibility and provides a clean low-maintenance surface year-round. The home is finished with EIFS Stucco exterior wall cladding, offering superior insulation and curb appeal. Additionally, the property is equipped with central air conditioning and has been outfitted with three security cameras, ensuring year-round comfort and security.

Situated on a 5,716 sq. ft. lot (Frontage: 51 ft 4 in | Depth: 109 ft 8 in), this home offers a fully fenced backyard and The property is located just steps from the Parkland Community Centre, Park96, and community soccer fields, and is only a 5-minute walk to the ridge on Fish Creek Park and within close proximity to golf courses, playgrounds, and other recreational amenities, as well as offering amazing access to Deerfoot Trail, Stoney Trail, and Macleod Trail for easy commuting and travel.

Built in 1975

## **Essential Information**

MLS® #	A2202552
Price	\$1,099,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,539
Acres	0.13
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	944 Parkvalley Way Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4W2

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, French Door, Quartz Counters, See Remarks, Storage, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Garden, Landscaped, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 17th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Honestdoor Inc.
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