\$740,000 - 208 Parkside Way Se, Calgary

MLS® #A2206309

\$740,000

4 Bedroom, 2.00 Bathroom, 1,230 sqft Residential on 0.13 Acres

Parkland, Calgary, Alberta

Welcome to 208 Parkside Way â€" The Perfect Blend of Comfort, Location & Lifestyle

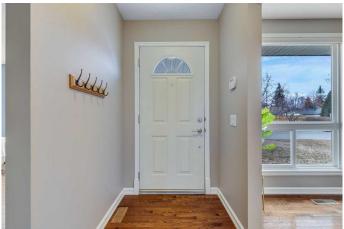
Nestled on a quiet crescent within a block of both St. Philip and Prince of Wales schools, this charming three-bedroom, 2-bathroom bungalow offers a rare combination of space, updates, and locationâ€"perfectly suited for families, downsizers, or nature lovers alike. With Fish Creek Park surrounding the community on three sides, you'II enjoy access to one of Calgary's most treasured green spacesâ€"right from your doorstep.

Step inside to discover a warm and inviting open-concept living room, dining room, and kitchen. The space is bathed in natural light thanks to large windows, and the hardwood floors throughout the main level add a touch of timeless elegance. The kitchen has been thoughtfully opened up to create a spacious and social hubâ€"ideal for entertaining family and friends.

The main floor features three generously sized bedrooms and two full 4-piece bathrooms, offering convenient one-level living for every stage of life.

The large, finished basement adds tremendous value and flexibilityâ€"whether you're envisioning a vibrant kids' entertainment zone, a cozy movie den or a games room. We have got you covered.







Step outside and you'll find a massive backyardâ€"perfect for summer BBQs, gardening, or letting the kids and pets run free. The double detached garage adds extra storage and winter convenience.

This home also comes with significant upgrades for your peace of mind: a new furnace and hot water tank installed in October 2022, central air conditioning added in 2021, and the roof has been recently inspected with plenty of life left in the shingles.

Beyond the home, the location is unbeatable. Enjoy a stroll to nearby Annie's Café for ice cream on a summer afternoon, or make a reservation at The Bow Valley Ranch for one of their renowned Chef's Feasts. Active living is right outside your door with scenic walking trails and the popular Bow Bottom Trail stairs for those morning workouts. You're also conveniently close to bus routes, shopping, and more.

This is more than just a homeâ€"it's a lifestyle. Don't miss your chance to own this coveted Parkland gem.

Built in 1974

Essential Information

 MLS® #
 A2206309

 Price
 \$740,000

 Bedrooms
 4

 Bathrooms
 2.00

 Full Baths
 2

Square Footage 1,230 Acres 0.13 Year Built 1974

Type Residential

Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 208 Parkside Way Se

Subdivision Parkland
City Calgary
County Calgary
Province Alberta
Postal Code T2J 3Z4

Amenities

Amenities Clubhouse

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features See Remarks

Appliances Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator,

Stove(s), Washer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, See Remarks

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed March 27th, 2025

Days on Market 6

Zoning R-CG

HOA Fees

200

HOA Fees Freq. ANN

Listing Details

Listing Office KIC Realty

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