

# \$1,049,900 - 419 Parkview Crescent Se, Calgary

MLS® #A2264258

**\$1,049,900**

4 Bedroom, 3.00 Bathroom, 1,337 sqft

Residential on 0.14 Acres

Parkland, Calgary, Alberta

Fabulous, completely remodeled + re-designed home, completed this year. Featuring stunning open spaces + well-balanced room sizes throughout. The main level offers a warm inviting great room with wood-burning fireplace, spacious informal dining area + a chef's kitchen with extensive cabinetry, dedicated coffee station + an open eat-in kitchen which completes this space.

Beautiful luxury vinyl plank flooring runs throughout the main floor, complemented by smooth ceilings, solid oak railing. The lower level is finished to the same high standard, featuring a large family room, gym area, full laundry/mudroom area with storage, full bath + generous bedroom. All mechanicals have been redone, including, plumbing, electrical, HVAC, air conditioning + sprinkler system. Freshly painted inside + out. Exterior upgrades include new SBS Granulated Roofing system, new landscaping with composite decking, stone patio, trees/shrubs + double detached garage.

Located just steps from the ridge + the stunning views of Fish Creek Park, close to schools, city pathway system, Park 96 with pickle ball/tennis courts, playground + family amenities. A total structural transformation creating a truly exceptional modern home.

Built in 1975



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264258    |
| Price          | \$1,049,900 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,337       |
| Acres          | 0.14        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 419 Parkview Crescent Se |
| Subdivision | Parkland                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2J 4N8                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Sauna, See Remarks                                              |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| 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, Corner Lot, Landscaped, Rectangular Lot, See Remarks |
| Roof              | See Remarks                                                                |
| Construction      | Brick, Wood Frame, Wood Siding                                             |
| Foundation        | Poured Concrete                                                            |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 20                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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