

# \$775,000 - 2820 Parkdale Boulevard Nw, Calgary

MLS® #A2197737

**\$775,000**

3 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.12 Acres

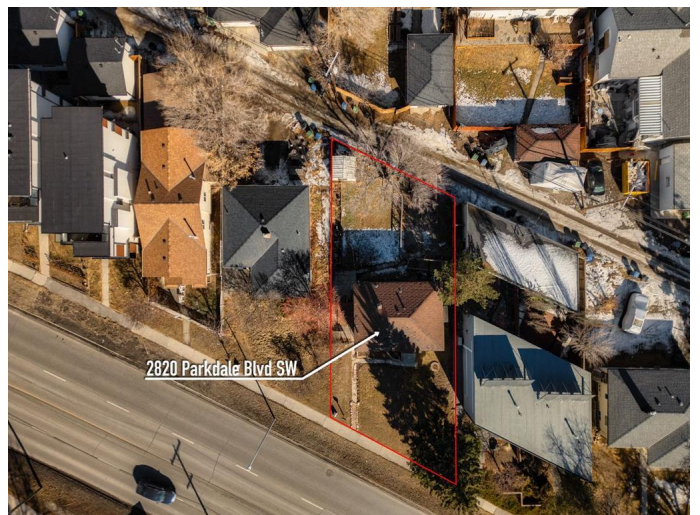
West Hillhurst, Calgary, Alberta

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 2824 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 two spacious bedrooms and a 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® #    | A2197737  |
| Price     | \$775,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 768         |
| Acres          | 0.12        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2820 Parkdale Boulevard Nw |
| Subdivision | West Hillhurst             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | t2n 3s8                    |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |
| Is Waterfront  | Yes         |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | None           |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | None                                                                     |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, See Remarks, Waterfront |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Wood Frame                                                               |
| Foundation        | Poured Concrete                                                          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 66                  |
| Zoning         | R-CG                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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