

# \$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	64
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.