

# \$775,000 - 2824 Parkdale Boulevard Nw, Calgary

MLS® #A2197738

**\$775,000**

3 Bedroom, 2.00 Bathroom, 1,083 sqft

Residential on 0.11 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 2820 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 three spacious bedrooms and two 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® #	A2197738
Price	\$775,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,083
Acres	0.11
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2824 Parkdale Boulevard Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2n 3s8

### **Amenities**

Parking Spaces	3
Parking	Parking Pad
Is Waterfront	Yes

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	82
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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