

# \$1,150,000 - 328 Parkview Crescent Se, Calgary

MLS® #A2210493

**\$1,150,000**

5 Bedroom, 4.00 Bathroom, 2,982 sqft

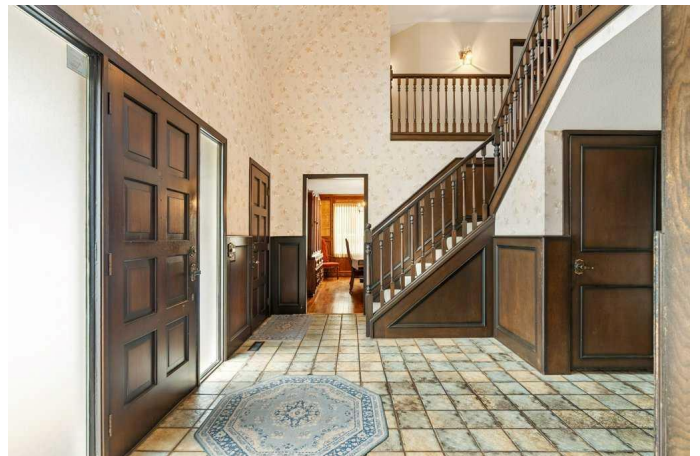
Residential on 0.15 Acres

Parkland, Calgary, Alberta

Executive Two Storey Home - STEPS FROM FISH CREEK PARK. This charming, CUSTOM-BUILT HOME offers a rare blend of spaciousness, potential, and unbeatable location on one of Parklands most desired Crescents. With over 3,500 sf of developed living space on a generous 6700sq ft lot, thereâ€™s room for the whole familyâ€™and then some.

From the moment you arrive, youâ€™ll be greeted by the homeâ€™s timeless curb appeal, highlighted by the classic gabled rooflines, warm brick accents, and mature landscaping. Inside, you are welcomed by a GRAND VAULTED FOYER, a sweeping staircase that makes a memorable first impression, hardwood floors and exquisite wainscoting throughout! The home features 5 BEDROOMS, 3.5 bathrooms, and a thoughtfully laid-out main floor with formal living and dining rooms, a sunken family room with a gas/wood-burning fireplace, large all-season sunroom with skylights, a spacious kitchen, powder room, conveniently located main floor laundry, all ready for your personal touch.

Upstairs, you'll find 5 LARGE BEDROOMS including a primary retreat with a walk-in closet and ensuite in addition to a 4 pc bathroom. The well designed fully developed basement highlights an abundance of custom cabinetry, and gorgeous wainscoting in addition to a den, large games/family room, 3 pc bathroom, an office featuring custom built in furniture and a



large wet sauna, perfect for relaxing after those long days. The backyard is ideal for enjoying your morning coffee on the custom paved patio while embracing the hues from the glorious sunrise while surrounded by beautiful mature apple, cherry, and willow trees, creating your very own outdoor oasis. Additional features include a double attached garage, excellent storage throughout and a new roof in 2017. Whether you are ready to renovate and customize, or simply move in and enjoy, this is a rare chance to own a stately home in a truly PREMIER LOCATION! Living here means being steps away from Fish Creek Park's endless walking and biking trails, The Bow Valley Ranch, Annie's Café, and Park 96, while still enjoying quick access to Deerfoot Trail.

Built in 1975

**Essential Information**

MLS® #	A2210493
Price	\$1,150,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,982
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	328 Parkview Crescent Se
Subdivision	Parkland
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2J 4P1

### **Amenities**

Amenities	Parking, Party Room, Clubhouse, Community Gardens, Gazebo, Picnic Area, Playground, Park, Recreation Facilities
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Natural Woodwork, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Recreation Facilities
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room, Gas Starter
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard, Storage, Permeable Paving
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Close to Clubhouse, Paved
Roof	Asphalt
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	10
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

2% Realty

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