



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**223 PARKSIDE Way, Calgary T2J 3Z3**

MLS® #: **A2168831**

Area: **Parkland**

Listing Date: **09/27/24**

List Price: **\$1,030,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1974**

Lot Information

Lot Sz Ar: **6,157 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,247**

Low Sqft:

Ttl Sqft: **1,247**

DOM

**55**

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Level,Yard Lights**  
Park Feat: **Double Garage Attached,Driveway,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Yard**

Construction: **Brick,Cement Fiber Board,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Wine Refrigerator**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Tankless Hot Water,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 11`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`2" x 10`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`4" x 6`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 10`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 9`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`4" x 4`11"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`3" x 8`6"</b>

Bedroom  
Laundry  
Family Room  
3pc Bathroom

Basement  
Basement  
Basement  
Basement

10`2" x 9`10"  
7`9" x 6`4"  
13`1" x 12`7"  
8`11" x 4`11"

Bedroom  
Den  
Game Room

Basement  
Basement  
Basement

10`3" x 9`9"  
8`10" x 8`8"  
16`2" x 13`2"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

7410229

Zoning:  
R-CG

Remarks

Pub Rmks:

**\*HUGE Price Improvement of \$50,000\* It's rare to find a fully renovated 5 bedroom home perfectly located in the desirable family-friendly neighbourhood of Parkland. Just steps away from amenities, parks, and excellent schools, it is situated on a spacious corner lot adorned with mature trees. Offering both luxury and function, the interior's open floorplan boasts oversized European tilt and turn triple-pane windows that flood the space with natural light. Wide plank engineered hardwood flooring & flat painted ceilings throughout adds modernity, and two wood-burning fireplaces, featuring charming brick surrounds and tile mantels, maintain sought after character. No detail was overlooked, including heated floors in all bathrooms & laundry room, a custom open riser staircase featuring a glass railing, massive kitchen island w/ dual waterfall edges, and full basement wet bar w/ wine fridge. Additional features include a brand new high-efficiency furnace w/ two zones, brand new electrical and plumbing systems, & a high-efficiency tankless water heater. The exterior showcases new hardie board siding and a landscaped backyard with fresh sod and fencing, offering a perfect private retreat. An oversized heated attached garage adds convenience and functionality. All city inspections have been completed, ensuring peace of mind in your new home. Don't miss the opportunity to own this remarkable property that blends modern luxury with a welcoming neighbourhood atmosphere.**

Inclusions:  
Property Listed By:

NA  
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



















