



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14547 PARKLAND Boulevard, Calgary T2J 4L8**

MLS® #: **A2186317**

Area: **Parkland**

Listing Date: **01/07/25**

List Price: **\$749,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,234**  
Low Sqft:  
Ttl Sqft: **1,234**

Lot Information

Lot Sz Ar: **6,953 sqft**  
Lot Shape:

DOM

**15**  
Layout  
Beds: **5 (4 1 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Level,Street Lighting,Paved**  
Park Feat: **Double Garage Detached,Garage Faces Rear,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Cedar,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Beamed Ceilings,Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`1" x 12`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 8`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`9" x 8`7"</b>
<b>Bedroom</b>	<b>Third</b>	<b>12`2" x 9`8"</b>
<b>Laundry</b>	<b>Third</b>	<b>9`1" x 7`10"</b>
<b>Game Room</b>	<b>Level 4</b>	<b>18`1" x 4`0"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>19`8" x 13`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`8" x 11`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 10`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`9" x 8`11"</b>
<b>Family Room</b>	<b>Third</b>	<b>20`3" x 12`10"</b>
<b>Storage</b>	<b>Level 4</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

2pc Bathroom

Third

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7510003

Zoning:

R-CG

Remarks

Pub Rmks:

**Immaculate 4 level split; all levels developed, huge private treed & landscaped lot, large recently placed decking and oversized garage. Great curb appeal across from Villas therefore near Community Park and Fish Creek. Bright open entrance/foyer to Living Rm and Dining Rm. L/r with floor to ceiling east newer windows, hardwood flooring and vaulted ceiling with exposed beam. Adjacent kitchen with like new maple cabinets, eating area & equipped with appliances. Access to newer deck & large treed private tranquil backyard. Hrwd Stairwell & hall to Upper level with 3 good size bdrms, ample closet space, 4 pc updated kids bathroom and remodelled primary bdrm ensuite with huge shower, ceramic tile surround & floor, neutral carpeting. 3rd level: large Fam. Rm ., modern cozy brick corner Electric fireplace, Bedrm, Laundry Rm & 2pc bathrm, (space for 3pc). 4th Level Rec Rm, Storage Rm, Cold Rm, & Furnace Rm. Fantastic opportunity to do some minimal updates & have a fabulous location, large lot and great home. Note: newer vinyl windows, shingles (8-10 Yrs) & garage siding. Paved Lane. Enjoy Community Park: Skating, splash pool tennis, pickle ball, kids playground & many seasonal community events for all ages to enjoy and take part in. Also a community garden, natural ice for skating and hockey. Close proximity to Deerfoot for quick access to dwtwn or bus to LRT. Shopping nearby & of course walk to Fish Creek to enjoy the mountain views, endless bike/walking pathways through the valley. Get acquainted with Annie's for quick bite,treat, ice cream Or have lunch/dinner at historic Ranch restaurant or view the art displays depicting the area's history /heritage.**

Inclusions:

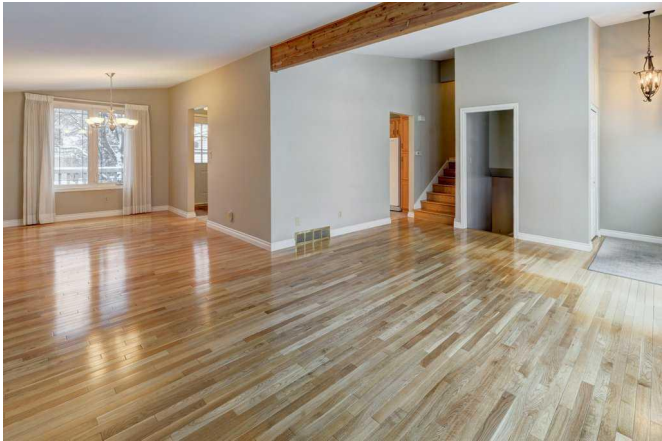
None

Property Listed By:

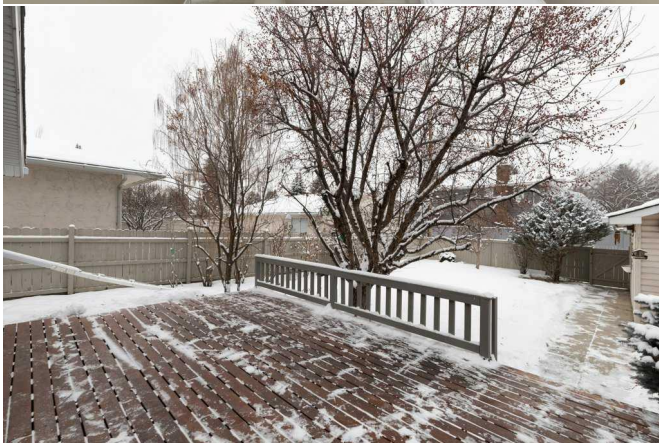
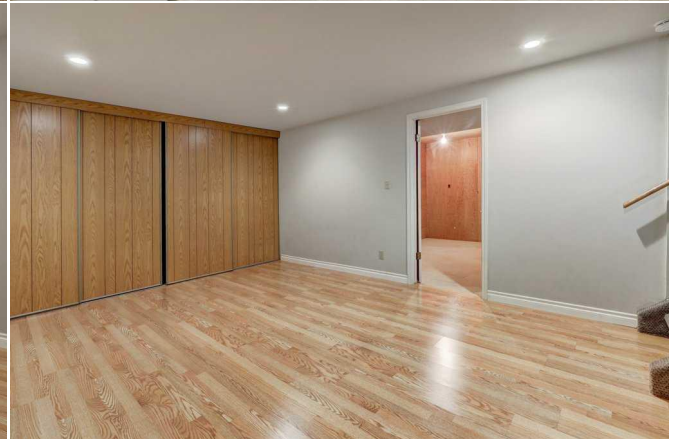
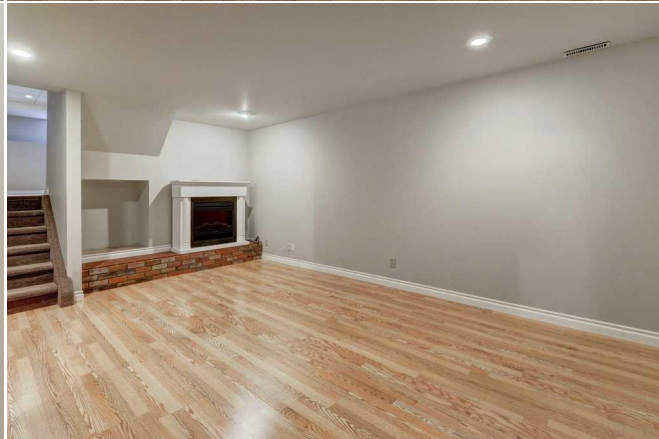
Royal LePage Solutions

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









14547 Parkland Blvd SE, Calgary, AB

Main Floor Exterior Area 630.02 sq ft  
Interior Area 902.42 sq ft



PREPARED: 2025/01/06



White regions are excluded from total floor area in ISU/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

14547 Parkland Blvd SE, Calgary, AB

2nd Floor Exterior Area 603.88 sq ft  
Interior Area 985.95 sq ft



PREPARED: 2025/01/06



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14547 Parkland Blvd SE, Calgary, AB

Lower Level (Below Grade) Exterior Area 555.46 sq ft  
Interior Area 528.50 sq ft



PREPARED: 2025/01/06



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14547 Parkland Blvd SE, Calgary, AB

Basement (Below Grade) Exterior Area 609.37 sq ft  
Interior Area 548.71 sq ft



PREPARED: 2025/01/06



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