



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2820 PARKDALE Boulevard, Calgary t2n 3s8**

MLS®#: **A2197737**      Area: **West Hillhurst**      Listing **02/27/25**      List Price: **\$785,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 03-Apr**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1949**  
Lot Information  
 Lot Sz Ar: **5,274 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **768**  
 Low Sqft:  
 Ttl Sqft: **768**

DOM

**40**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,See Remarks,Waterfront**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**

Construction: **Wood Frame**  
 Flooring: **Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 9`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`0" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`6" x 16`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`4" x 8`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`0" x 13`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**331AB**

**R-CG**

Remarks

Pub Rmks: **Exceptional Riverfront Property in West Hillhurst - 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 - 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 - properties like this don't come around often!**

Inclusions:

Property Listed By:

**none**

**RE/MAX Real Estate (Mountain View)**

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





