# \$774,950 - 255 Parkwood Close Se, Calgary

MLS® #A2267783

## \$774,950

3 Bedroom, 2.00 Bathroom, 1,624 sqft Residential on 0.15 Acres

Parkland, Calgary, Alberta

Tucked away in Calgary's SE is the tranguil and scenic neighbourhood of Parkland. Here you'II find Gorgeous tree lined streets and wonderful neighbours. If you've been waiting for a large bungalow in this area, I have a gem for you. 1624 sq ft on the main floor nestled on a large corner lot on a quiet street with a tot lot a few houses down and Fish Creek Park a quick 2 blocks away. This original owner home has been well maintained and loved over the years and is waiting for its new owners to put their personal touches on it. Originally a 4 bedroom plan on the main floor is now a 3 bedroom with 2 of the smaller ones connecting. (makes a great home office space or change it back into the 4th bedroom). The Home has other minor adaptations to make it wheelchair friendly however could easily be reconverted or used as is.

Luxury Vinyl Plank flooring runs through most of the main floor easy to clean and practical for your furry friends. Spacious front living & dining room with room to entertain. Bright sunny kitchen with big windows overlooks the expansive back yard. Off the kitchen is a cozy family room with wood burning fireplace and new patio doors to access the rear deck. 3+ Bedrooms are down the hall along with the main 4 pc bathroom. Primary bedroom is barrier free with open doorway, walk in closet and a renovated 3 pc en-suite with a large walk-in shower. Basement is partially







developed with a large family room, numerous handy built-ins & storage closets.

Undeveloped storage area & home workshop finish off the rest of the basement. The coveted SW exposed back yard features raised corner garden beds, dedicated RV Parking, with a back gate that opens up for access, patio & a double garage.

Plenty of outdoor recreation opportunities for Parkland residents including Fish Creek Provincial Park, one of Calgary's inner-city treasures with over 100 km of trails for walking, hiking & cycling on. Come and enjoy the natural wildlife or take a swim in Sikome Lake and then stop for ice cream at Annie's bakery & café.

Park 96 is another community treasure. Open only to residents of Parkland it provides an active clubhouse with many activities for the whole family. You'II find playgrounds & picnic areas, a splash park, tennis, pickleball, basketball skating & disc golf to name a few. Annual programs include craft fairs, winter Christmas markets, fun pub nights & the popular Summerfest concerts.

Both Public & Separate elementary schools are within the neighbourhood along with loads of shopping & services in nearby Deer Run. Whether you are raising a family or looking for a peaceful, connected neighbourhood to call home - you will fall in love with life in Parkland.

Built in 1974

## **Essential Information**

MLS® # A2267783 Price \$774,950

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,624 Acres 0.15

Year Built 1974

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 255 Parkwood Close Se

Subdivision Parkland
City Calgary
County Calgary
Province Alberta
Postal Code T2J3V8

## **Amenities**

Amenities Clubhouse, Park, Party Room, Playground, Racquet Courts, Recreation

**Facilities** 

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Built-in Features, No Smoking Home

Appliances Central Air Conditioner, Dryer, Electric Range, Garage Control(s), Range

Hood, Refrigerator, Washer, Window Coverings

Heating High Efficiency, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Basement, Brick Facing, Family Room, Gas Starter, Masonry, Wood

Burning

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Corner Lot, Irregular Lot

Roof Asphalt Shingle

Construction Cedar

Foundation Poured Concrete

## **Additional Information**

Date Listed October 30th, 2025

Days on Market 1

Zoning R-CG

HOA Fees 200

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX First

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