

# \$1,059,900 - 2710 Parkdale Boulevard Nw, Calgary

MLS® #A2234370

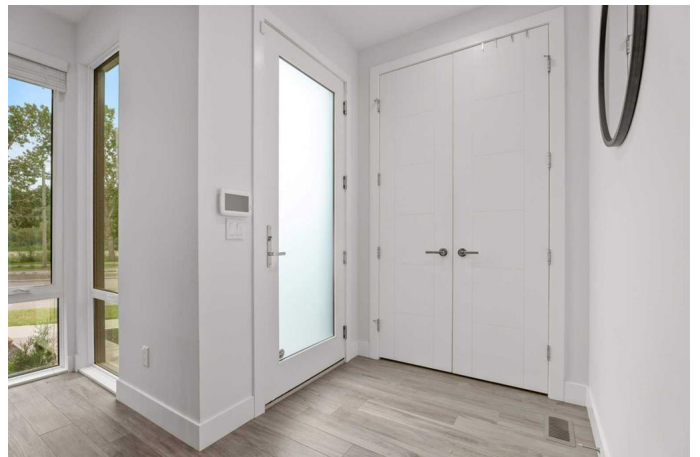
**\$1,059,900**

4 Bedroom, 4.00 Bathroom, 2,308 sqft

Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

Discover luxury in this modern 3-storey home in West Hillhurst, perfectly positioned overlooking the serene Bow River. Steps from the river's scenic pathways leading to downtown Calgary, this prime location is near Foothills Hospital, Alberta Children's Hospital, the University of Calgary, Market Mall, and top schools. Spanning over 3,000 square feet, this immaculate 4-bedroom, 4-bathroom residence, freshly painted throughout, blends sophistication with functionality. Its standout feature—expansive triple-pane floor-to-ceiling windows on every level—floods the home with natural light, enhances energy efficiency, and frames stunning river views, creating an airy, open ambiance in every room. The main level features a gourmet kitchen with high-end appliances, including a gas range, wall oven, and microwave. A large island with quartz countertops serves as a functional and social centerpiece. Low-maintenance landscaping includes lush turf in the front and a stylish paver patio in the back, perfect for relaxation. The second level offers two spacious bedrooms and a stunning office, enveloped by triple-pane floor-to-ceiling windows, providing an inspiring workspace with panoramic river views. The third level is a private primary bedroom retreat with a patio overlooking the river, ideal for quiet moments. Its opulent 5-piece ensuite boasts a freestanding tub, steam shower, and vast walk-in closet. The finished basement includes a cozy family



room, a well-sized bedroom, a modern 4-piece bathroom, and ample storage. Premium features elevate the home's quality: central air conditioning, two high-efficiency furnaces, a 75-gallon gas hot water tank, and a Nu-Air ventilation system ensure comfort and air quality. A linear fireplace adds elegance, while a double detached garage offers secure parking and storage. The triple-pane floor-to-ceiling windows provide superior sound insulation and energy savings, blending practicality with beauty. Freshly painted interiors enhance the home's pristine condition, making this West Hillhurst gem a perfect blend of sophistication, comfort, and unrivaled views in one of Calgary's most desirable neighborhoods.

Built in 2014

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2234370               |
| Price          | \$1,059,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,308                  |
| Acres          | 0.06                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 2710 Parkdale Boulevard Nw |
| Subdivision | West Hillhurst             |
| City        | Calgary                    |
| County      | Calgary                    |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T2N 3S7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings        |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape |
| Roof              | Membrane  |
| Construction      | Stucco  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 1               |
| Zoning         | R-CG            |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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