

# \$918,800 - 14319 Parkland Boulevard Se, Calgary

MLS® #A2235829

**\$918,800**

4 Bedroom, 3.00 Bathroom, 1,760 sqft

Residential on 0.16 Acres

Parkland, Calgary, Alberta

\*\*\*Open House Sunday July 20th, 12PM to 2PM\*\*\* One of Parkland's best! Fully updated, move-in ready, and loaded with thoughtful upgrades inside and out. This bright 4-bedroom, 2.5-bath home with central air conditioning sits on a large, private lot with mature trees, beautifully landscaped gardens, and an oversized 24' x 23' double detached garage.

The main floor impresses with open sight lines, large windows, and a stunning renovated kitchen (2022) featuring quartz counters, modern finishes, and new sinks. Cozy up in the family room with the new gas fireplace insert and tiled surround (2024).

Major improvements include Hardie board siding (2021) with upgraded insulation for added energy efficiency, energy-efficient windows and doors (2020-21), updated trim and baseboards (2020-24), knockdown ceilings (2019), electrical panel upgrade (2022), high-efficiency furnace (2022), new front deck (2022), soffit, fascia, eaves (2021), refinished family room drywall, fresh paint, new carpets, and new deck railings. The home also features updated plumbing shutoffs, laundry cabinetry, quartz counters in bathrooms, and more.

Enjoy multiple outdoor living spaces with covered and raised decks overlooking the private backyard, perfect for entertaining or



relaxing in your own retreat. Additional features include main floor laundry, a 3-piece ensuite, and a solid, functional floor plan.

Located across from a green space and close to Fish Creek Park, Park 96, top schools, and transit. With outstanding curb appeal, exceptional upgrades totaling over \$135,000, and unbeatable privacy, this is the Parkland home youâ€™ve been waiting for.

Built in 1975

**Essential Information**

MLS® #	A2235829
Price	\$918,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	14319 Parkland Boulevard Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4K3

**Amenities**

Amenities	Parking
Parking Spaces	2

Parking	Double Garage Detached, Oversized
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Quartz Counters, Recessed Lighting, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
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, Lawn, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	18
Zoning	R-CG
HOA Fees	252
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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