

# \$775,000 - 2834 Parkdale Boulevard Nw, Calgary

MLS® #A2268958

**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,590 sqft

Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

Welcome to 2834 Parkdale Blvd NW in the highly sought-after community of West Hillhurst—one of Calgary’s most desirable inner-city neighbourhoods known for its walkability, safety, and access to premium amenities. Perfectly positioned just steps from the Bow River pathway system, this home offers a rare blend of urban living and peaceful, scenic surroundings. This beautifully maintained property features 4 spacious bedrooms, 3.5 bathrooms, a fully finished basement, and a double detached garage. Enjoy river views from the primary bedroom and balcony—a perfect spot to enjoy your morning coffee or unwind at the end of the day. The main level is warm and inviting, showcasing hardwood flooring, a comfortable living area with gas fireplace, and a bright kitchen complete with stainless steel appliances, maple cabinetry, and granite countertops. The dining and living spaces flow seamlessly to the private back deck, equipped with a gas BBQ hook-up, making it ideal for both relaxing and entertaining. Recent upgrades include a new roof, new attic insulation, and a new hot water tank, providing added efficiency and peace of mind. Step outside and embrace a healthy, active lifestyle with the river pathways directly across the street—walk, run, bike, skate, or commute with ease to Downtown, SAIT, U of C, Foothills Hospital, and Alberta Children’s Hospital. You’re also just minutes from Edworthy Park, Angel’s Café, Lazy Loaf & Kettle,



playgrounds, recreation facilities, and top-rated schools.

Built in 1999

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268958    |
| Price          | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,590       |
| Acres          | 0.06        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2834 Parkdale Boulevard Nw |
| Subdivision | West Hillhurst             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2N 3S8                    |

### Amenities

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

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Jetted Tub, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                       |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Family Room, Gas        |
| Has Basement    | Yes                     |
| Basement        | Full                    |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Views |
| Roof              | Asphalt Shingle                         |
| Construction      | Stone, Stucco, Wood Frame               |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 12                 |
| Zoning         | R-CG               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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