

# \$1,099,900 - 263 Parkland Crescent Se, Calgary

MLS® #A2222761

**\$1,099,900**

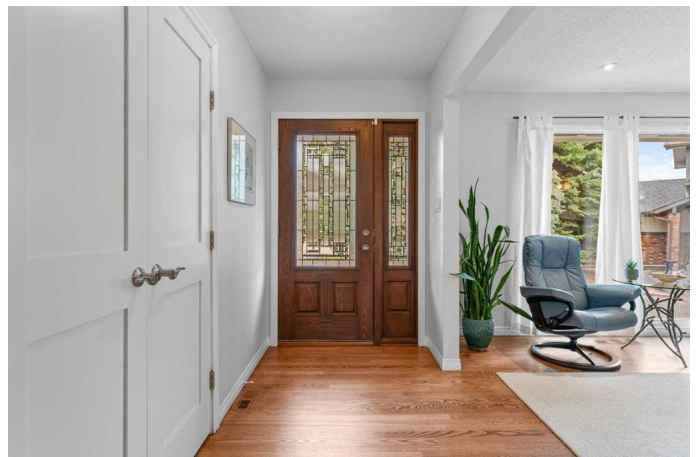
5 Bedroom, 3.00 Bathroom, 1,667 sqft

Residential on 0.22 Acres

Parkland, Calgary, Alberta

1,660 sq ft BUNGALOW | 9,461 SQ FT PIE  
LOT | BACKS GREEN SPACE | RV PARKING  
| \*\*\*OPEN HOUSE CANCELLED\*\*\*

Nestled on a quiet street in the highly sought-after community of Parkland, this large and beautifully updated 1,660 sq ft bungalow offers an exceptional blend of space, comfort, and location. With a front-attached garage and an expansive 9,461 sq ft pie-shaped lot backing onto a playground and green space, this home is perfect for families looking for both privacy and community charm. The main floor showcases refinished oak hardwood throughout and a bright, formal living room with stunning floor-to-ceiling windows overlooking the quiet street. The modernized kitchen features white cabinetry, granite countertops, stainless steel appliances, a large corner pantry, an eat-up bar, and a picturesque window framing views of the beautifully landscaped southwest-facing backyard. Adjacent to the kitchen, the cozy family room with a fireplace offers flexibility as either a second living area or a formal dining room. A rare and valuable feature of this home is its FOUR spacious bedrooms and two full bathrooms on the main floor, including a king-sized primary suite with a four-piece ensuite, a wall of built-in closet organizers, and serene backyard views. The fully finished basement adds even more versatile living space with a warm and inviting family room featuring a gas fireplace, a workout area, a large pool table/rec space, a three-piece



bathroom, an additional bedroom (non-egress window), a finished laundry room, and a storage/workshop space. Outside, the meticulously maintained SW backyard is a gardener's delight with beautiful perennials, a raised garden bed, a mature raspberry patch and a drip irrigation system. Parking is a dream with RV parking in the back and a 4-car driveway out front bordered by exposed aggregate. Notable upgrades include triple-pane windows, newer shingles (2019), a high-efficiency furnace, and a newer hot water tank (2020), ensuring peace of mind for years to come. This home is conveniently located within walking distance to both catholic and public elementary schools, as well as 1/2 a block away from the scenic ridge walking path and Parkland Stairs, where you will enjoy the shops and amenities of Deer Ridge. A 15-minute stroll brings you to Park96, a private gated park exclusive to residents, offering year-round activities including ice skating, disc golf, pickleball, a splash park, and an annual high-profile concert. A quick 10-minute stroll, and you will be amidst stunning Fish Creek Park, home to over 100 km of trails and abundant recreational opportunities like hiking, biking, swimming, and wildlife viewing. Nearby amenities include Sikome Lake, Annie's Café, and The Ranch for fine dining. Cherished by the same family for many years, this meticulously maintained home is ready to welcome its next loving owners. Don't miss your chance to own this rare gem in one of Calgary's most desirable neighborhoods!

Built in 1974

## Essential Information

MLS® #	A2222761
Price	\$1,099,900
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,667
Acres	0.22
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	263 Parkland Crescent Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3Y4

### Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Dining Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
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Lot Description	Back Lane, Irregular Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
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