



**419 Parkview Crescent SE
Calgary, Alberta**

MLS # A2302582



\$1,060,000

Division:	Parkland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Sauna, See Remarks		

Inclusions: N/A

Beautifully remodeled + re-designed bungalow completed this year in a pristine crescent in Parkland steps from Fish Creek Ridge. The main floor is open + functional, featuring a comfortable great room with wood-burning fireplace, informal dining area + a practical kitchen with plenty of cabinetry, dedicated coffee station + eat-in space. Luxury vinyl plank flooring runs throughout the main level, paired with smooth ceilings + solid oak railing. Three comfortable bedrooms on the main level with a stylish primary suite offering a practical closet system + beautiful ensuite bath. The lower level is finished to match, offering a large family room, gym area, full laundry/mudroom with storage, full bath + a good-sized bedroom. All major systems have been redone including plumbing, electrical, HVAC, air conditioning + sprinkler system. Fresh paint inside + out. Outside, a new SBS roofing system, updated landscaping with composite decking, stone patio + added trees + shrubs, along with a double detached garage. Close to schools, pathways + Park 96 with pickleball, tennis, playgrounds + other amenities. A straightforward, well-executed renovation in a strong location.