

# \$998,000 - 836 Parkwood Drive Se, Calgary

MLS® #A2234800

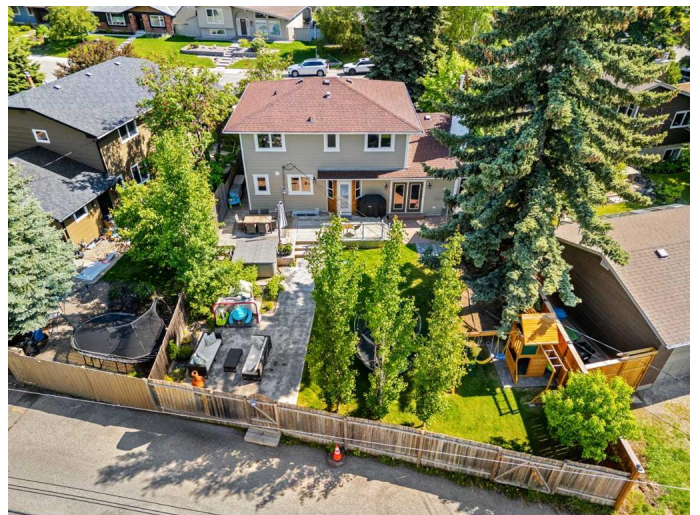
**\$998,000**

4 Bedroom, 3.00 Bathroom, 1,925 sqft

Residential on 0.15 Acres

Parkland, Calgary, Alberta

Incredible value for this renovated, 4-bedroom-up home in a prime location in Parkland. Welcome to 836 Parkwood Dr! There are COMPELLING reasons to consider this as your next home: [1] THE RENOVATIONS & UPGRADES: From the moment you arrive, youâ€™ll notice the care & quality that has gone into this property. A new, modern kitchen with centre island, quartz counters, professional-grade appliances, panel refrigerator, & loads of smart storage solutions. More renovations such as luxury vinyl plank flooring throughout, a massive mudroom with direct entry from the garage. Rare in this community! Built-in bench seating + cabinetry & main floor laundry - no need to haul your laundry basket from the basement! These are super convenient features for busy families. Recently updated main bath and ensuite (heated floor). New Hardie board siding, updated windows, new electrical panel, newer furnace, air conditioner, upgraded attic insulation, & updated mechanical systems throughout. [2] THE FLOOR PLAN: At nearly 2,000 square feet above grade, you will find that this floor plan is thoughtfully designed to maximize the space and utility. 4 bedrooms on the upper level is tough to find in this price category. If you have a young family, getting them on the same level is an important priority. The basement remains undeveloped & for you to personalize. Attractively priced for you to invest in this space to create your dream lower level without having to undo a dated or poorly



constructed basement. It's already wired, roughed in for plumbing for a wet bar, & a drafted floor plan is available for viewing. Loads of potential for an additional bedroom, rec spaces, bathroom, & storage. [3] THE LOT & BACKYARD: At nearly 6,500 square feet, this is a BIG lot! One of the bonuses of having the garage out front is that it opens up your lot space where you want it - in the expansive backyard. Enjoy the large, private yard with mature trees, deck + patio space, & irrigation system. You will love spending your summers back here. [4] THE LOCATION: So close to Fish Creek Park (175 metres), St. Philip School (120 metres), and Prince of Wales School (575 metres). People love this community because it's so close to nature, but also provides incredible access to shopping amenities & major roadways to get you on your way. There's really no reason to drive into Parkland unless you live here! But everything remains so accessible. [5] THE COMMUNITY: PARKLAND is one of Calgary's most sought-after communities and home to scenic ridge pathways, top-rated schools, & family-oriented living. Living in Parkland means exclusive access to Park 96, a private park for residents featuring a splash park, tennis + pickleball courts, skating, sledding, concerts, & year-round events. SUMMERFEST in June attracts national Canadian bands & is one of the most popular events in the area. What an opportunity to establish your family in one of south Calgary's premier neighbourhoods!

Built in 1974

### **Essential Information**

MLS® #	A2234800
Price	\$998,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,925
Acres	0.15
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	836 Parkwood Drive Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3W7

### Amenities

Amenities	Park, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Level
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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