

\$764,900 - 344 Parkland Way Se, Calgary

MLS® #A2258580

\$764,900

4 Bedroom, 3.00 Bathroom, 1,776 sqft

Residential on 0.14 Acres

Parkland, Calgary, Alberta

****Open House Saturday, October 18th 11:30 -1:00**** Welcome to Parkland – one of Calgary’s most sought-after communities! This lovingly cared-for home is perfectly located on a quiet street, directly across from a green space and just steps to Fish Creek Park. From the moment you arrive, you’ll notice the pride of ownership and the warm, welcoming atmosphere.

The main floor offers a spacious and sun-filled living and dining area, a well-appointed kitchen, and a cozy family room that opens onto a beautiful back deck – perfect for morning coffee or evening entertaining. The large, private backyard offers plenty of space for kids to play and for outdoor enjoyment. A versatile main floor office (or 4th bedroom), convenient laundry room, and a 2-piece bath complete this level.

Upstairs, you’ll find three generously sized bedrooms, all with excellent closet space. The primary suite includes a full ensuite, while a bright main bathroom serves the additional bedrooms.

The basement offers tons of storage and is brimming with potential – with space for a 5th bedroom, home gym, or media room. Additional features include an oversized double garage and extra parking pad. This home is a short walk to both public and Catholic elementary schools and the Parkland



community hall

Enjoy exclusive access to Park96, a private community park with a splash pad, disc golf, tennis courts, skating rinks, and more – just for Parkland residents and their guests! Plus, with Fish Creek Park at your doorstep, you’ll love the walking paths, bike trails, and easy access to local favourites like Annie’s Cafe and Bow Valley Rancho Restaurant.

Built in 1975

Essential Information

MLS® #	A2258580
Price	\$764,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,776
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	344 Parkland Way Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4L2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features Storage
Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Brick Facing, Family Room, Wood Burning
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Garden, Private Yard
Lot Description Cul-De-Sac
Roof Asphalt Shingle
Construction Mixed
Foundation Poured Concrete

Additional Information

Date Listed September 24th, 2025
Days on Market 25
Zoning R-CG

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.