

# \$730,000 - 248 Parkland Crescent Se, Calgary

MLS® #A2212760

## \$730,000

5 Bedroom, 3.00 Bathroom, 1,200 sqft  
Residential on 0.14 Acres

Parkland, Calgary, Alberta

This charming 5-bedroom, 2.5-bath bi-level home offers the perfect blend of space, comfort, and opportunity – especially for first-time buyers looking to break into a fantastic neighborhood. Nestled in the heart of Parkland, you'll love the quiet streets, friendly vibe, and unbeatable location just steps from Fish Creek Park and Sikome Lake.

Inside, the home is fully finished and offers a bright and functional layout, ideal for young families or anyone wanting a bit of extra space. Upstairs features a welcoming living room, kitchen and dining area, three bedrooms including a primary with ensuite, and plenty of natural light. Downstairs, you'll find two additional bedrooms, a cozy rec room, a full bath, and your very own sauna – the ultimate place to relax and unwind after a long day.

Enjoy your morning coffee or evening glass of wine while taking in the beautiful views from the back deck – a peaceful retreat right in your backyard. Whether you're entertaining friends or relaxing solo, this home offers a lifestyle you'll love.

With easy access to major roadways, schools, parks, and Calgary's stunning natural beauty, Parkland is the community you'll never want to leave – and this is your chance to call it home.



Donâ€™t miss this amazing opportunity to own an affordable home in one of Calgaryâ€™s most beloved neighborhoods!

Built in 1974

**Essential Information**

MLS® #	A2212760
Price	\$730,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.14
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	248 Parkland Crescent Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3Y5

**Amenities**

Amenities	Park, Picnic Area, Playground, Dog Park, Recreation Facilities
Parking Spaces	1
Parking	Off Street

**Interior**

Interior Features	Sauna
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Tile, Wood Burning, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Pie Shaped Lot, Street Lighting, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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