



## 208 Parkside Way Calgary Alberta

\$740,000

Welcome to 208 Parkside Way - The Perfect Blend of Comfort, Location & Lifestyle. Nestled on a quiet crescent within a block of both St. Philip and Prince of Wales schools, this charming three-bedroom, 2-bathroom bungalow offers a rare combination of space, updates, and location—perfectly suited for families, downsizers, or nature lovers alike. With Fish Creek Park surrounding the community on three sides, you'll enjoy access to one of Calgary's most treasured green spaces—right from your doorstep. Step inside to discover a warm and inviting open-concept living room, dining room, and kitchen. The space is bathed in natural light thanks to large windows, and the hardwood floors throughout the main level add a touch of timeless elegance. The kitchen has been thoughtfully opened up to create a spacious and social hub—ideal for entertaining family and friends. The main floor features three generously sized bedrooms and two full 4-piece bathrooms, offering convenient one-level living for every stage of life. The large, finished basement adds tremendous value and flexibility—whether you're envisioning a vibrant kids' entertainment zone, a cozy movie den or a games room. We have got you covered. Step outside and you'll find a massive backyard—perfect for summer BBQs, gardening, or letting the kids and pets run free. The double detached garage adds extra storage and winter convenience. This home also comes with significant upgrades for your peace of mind: a new furnace and hot water tank installed in October 2022, central air conditioning added in 2021, and the roof has been recently inspected with plenty of life left in the shingles. Beyond the home, the location is unbeatable. Enjoy a stroll to nearby Annie's Cafe for ice cream on a summer afternoon, or make a reservation at The Bow Valley Ranch for one of their renowned Chef's Feasts. Active living is right outside your door.

Office 2.79 M x 3.68 M

Bedroom 2.95 M x 4.52 M

Recreational, Games room 4.24 M x 5.18 M

Family room 4.24 M x 5.18 M

Dining room 2.06 M x 2.57 M

Kitchen 3.73 M x 4.70 M

4pc Bathroom .00 M x .00 M

Primary Bedroom 3.63 M x 3.66 M

4pc Bathroom .00 M x .00 M

Bedroom 3.63 M x 2.82 M

Living room 5.79 M x 3.51 M

Bedroom 4.67 M x 2.74 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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