

# \$740,000 - 208 Parkside Way Se, Calgary

MLS® #A2206309

**\$740,000**

4 Bedroom, 2.00 Bathroom, 1,230 sqft  
Residential on 0.13 Acres

Parkland, Calgary, Alberta

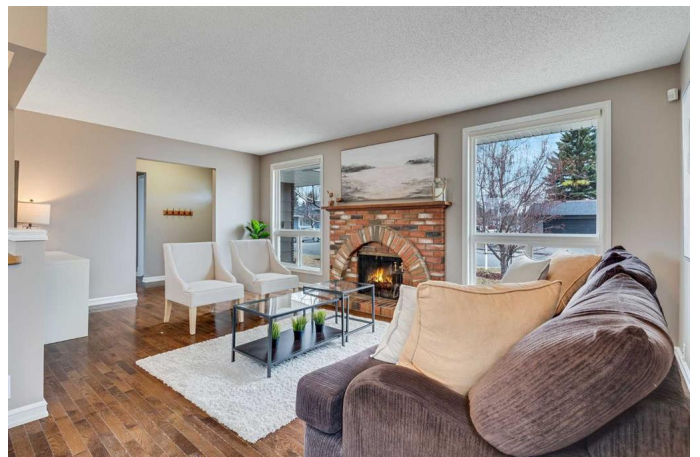
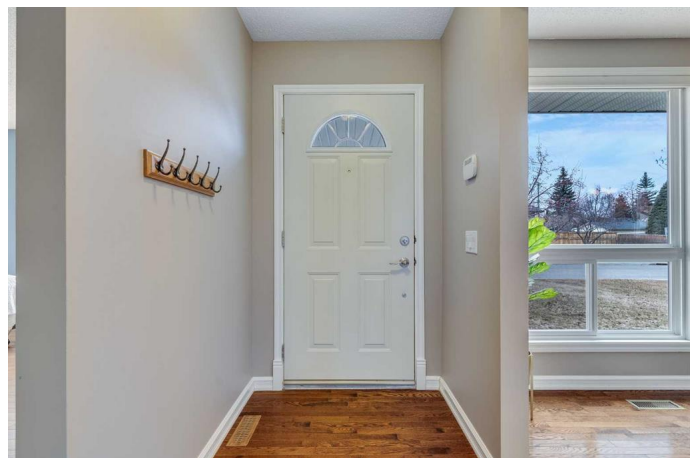
Welcome to 208 Parkside Way â€” The Perfect Blend of Comfort, Location & Lifestyle

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 locationâ€”perfectly suited for families, downsizers, or nature lovers alike. With Fish Creek Park surrounding the community on three sides, youâ€™ll enjoy access to one of Calgaryâ€™s most treasured green spacesâ€”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 hubâ€”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 flexibilityâ€”whether youâ€™re envisioning a vibrant kidsâ€™ entertainment zone, a cozy movie den or a games room. We have got you covered.



Step outside and you'll find a massive backyardâ€”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 Annieâ€™s CafÃ© for ice cream on a summer afternoon, or make a reservation at The Bow Valley Ranch for one of their renowned Chefâ€™s Feasts. Active living is right outside your door with scenic walking trails and the popular Bow Bottom Trail stairs for those morning workouts. You're also conveniently close to bus routes, shopping, and more.

This is more than just a homeâ€”itâ€™s a lifestyle. Donâ€™t miss your chance to own this coveted Parkland gem.

Built in 1974

### **Essential Information**

MLS® #	A2206309
Price	\$740,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,230
Acres	0.13
Year Built	1974
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	208 Parkside Way Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 3Z4

### **Amenities**

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
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Days on Market	6
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	KIC Realty
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