

# \$699,995 - 248 Parkland Crescent Se, Calgary

MLS® #A2212760

**\$699,995**

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

Parkland, Calgary, Alberta

Now priced to sell! Don't miss this incredible opportunity to get into the highly sought-after community of Parkland. This charming 5-bedroom, 2.5-bath bi-level home offers the perfect blend of space, comfort, and potential, making it an excellent choice for first-time buyers or investors.

The home features several key updates, including a refreshed \*\*kitchen and updated flooring\*\*, along with \*\*upgraded electrical wiring\*\* for added peace of mind. A \*\*fully functional sauna\*\* offers the perfect place to unwind after a long day, adding to the home's unique appeal.

Parkland is a community known for its mature tree-lined streets, strong sense of community, and access to nature. Residents enjoy exclusive access to Park 96, a private gated park with tennis courts, a skating rink, disc golf, playgrounds, and year-round community events. With Fish Creek Park and Sikome Lake just steps away, outdoor enthusiasts will love the direct access to trails, picnic areas, and serene landscapes. Families will also appreciate the area's excellent schools, nearby amenities, and convenient access to major roadways.

The property sits on a spacious lot with plenty of room to build your dream garage. Buyers are encouraged to speak with their mortgage broker about the \*\*Purchase Plus



Improvements Program\*\*â€™a great way to finance the addition of the garage youâ€™™ve always wanted.

With its unbeatable location, recent updates, and aggressive new pricing, this home is a rare find in Parkland. Book your showing todayâ€™™opportunities like this donâ€™™t last long!

Built in 1974

**Essential Information**

MLS® #	A2212760
Price	\$699,995
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	Dog Park, Park, Picnic Area, Playground, 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	Recreation Room, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	April 18th, 2025
Days on Market	61
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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