

# \$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

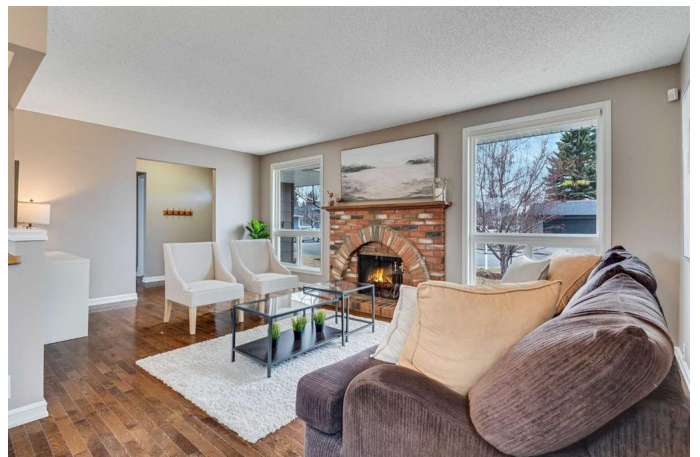
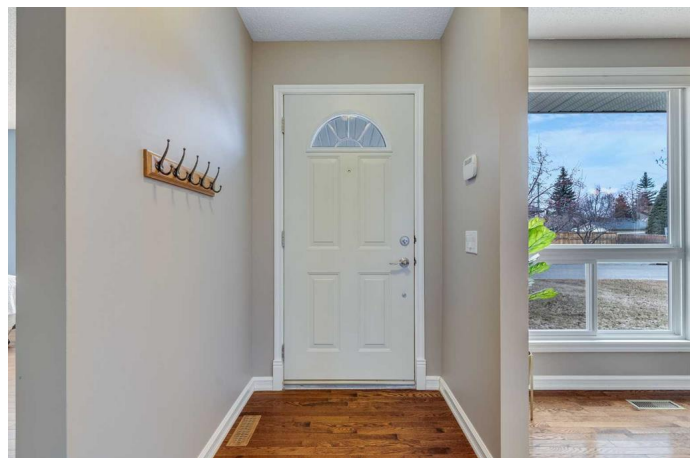
Welcome to 208 Parkside Way â€” The Perfect Blend of Comfort, Location & Lifestyle

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 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 8    |
| Zoning         | R-CG |
| HOA Fees       | 200  |
| HOA Fees Freq. | ANN  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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