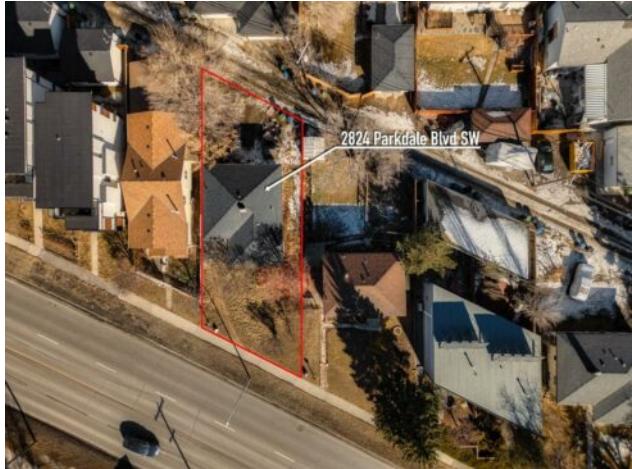


**2824 Parkdale Boulevard NW
Calgary, Alberta**

MLS # A2281394

\$749,950



Division:	West Hillhurst	
Type:	Residential/House	
Style:	Bungalow	
Size:	1,083 sq.ft.	Age: 1949 (77 yrs old)
Beds:	3	Baths: 2
Garage:	Parking Pad	
Lot Size:	0.11 Acre	
Lot Feat:	Back Lane, Waterfront	

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	none
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Exceptional Riverfront Property in West Hillhurst – Endless Potential! Location, Location, Location! This rare gem offers over 100 feet of prime riverfront frontage when purchased together with 2820 Parkdale Blvd. Boasting the newly approved R-CG zoning, the development possibilities are truly limitless! Situated in the highly coveted inner-city community of West Hillhurst, this property is perfectly positioned to maximize both convenience and lifestyle. Just minutes from downtown Calgary, you'll have easy access to the vibrant shops and restaurants of Kensington, Foothills Hospital, the University of Calgary, and the stunning Bow River pathway – ideal for biking, walking, or simply enjoying nature. The charming home currently features three spacious bedrooms and two full bath, making it a perfect investment property until you're ready to bring your development vision to life. Don't miss this incredible opportunity to own a piece of Calgary's future! Act fast – properties like this don't come around often!