

# \$720,000 - 248 Parkland Crescent Se, Calgary

MLS® #A2212760

**\$720,000**

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

Parkland, Calgary, Alberta

This charming 5-bedroom, 2.5-bath bi-level home offers the perfect blend of space, comfort, and opportunity — especially for first-time buyers looking to break into a fantastic neighborhood. Nestled in the heart of Parkland, you'll love the quiet streets, friendly vibe, and unbeatable location just steps from Fish Creek Park and Sikome Lake.

Inside, the home is fully finished and offers a bright and functional layout, ideal for young families or anyone wanting a bit of extra space. Upstairs features a welcoming living room, kitchen and dining area, three bedrooms including a primary with ensuite, and plenty of natural light. Downstairs, you'll find two additional bedrooms, a cozy rec room, a full bath, and your very own sauna — the ultimate place to relax and unwind after a long day.

Enjoy your morning coffee or evening glass of wine while taking in the beautiful views from the back deck — a peaceful retreat right in your backyard. Whether you're entertaining friends or relaxing solo, this home offers a lifestyle you'll love.

With easy access to major roadways, schools, parks, and Calgary's stunning natural beauty, Parkland is the community you'll never want to leave — and this is your chance to call it home.



Don't miss this amazing opportunity to own an affordable home in one of Calgary's most beloved neighborhoods!

Built in 1974

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212760    |
| Price          | \$720,000   |
| 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 | 25               |
| Zoning         | R-CG             |
| HOA Fees       | 200              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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