

# \$749,900 - 956 Parkvalley Way Se, Calgary

MLS® #A2233469

**\$749,900**

4 Bedroom, 4.00 Bathroom, 1,266 sqft  
Residential on 0.14 Acres

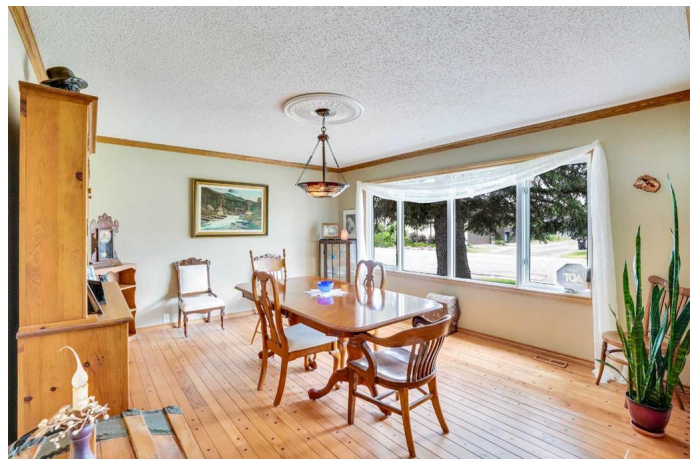
Parkland, Calgary, Alberta

**\*\*\*OPEN HOUSE\*\*\* 10:30am - 4pm SUNDAY**

**JULY 27!!** Welcome to this incredibly well-cared-for 1977 bungalow, perfectly situated on one of Parkland's most sought-after, quiet streets—literally just a couple hundred feet from a direct entrance to Fish Creek Park. As one of the largest urban parks in North America, Fish Creek Park spans over 80 square km's of scenic walking and biking trails, picnic areas, and abundant wildlife, offering an unbeatable outdoor lifestyle right at your doorstep. This unique property is tucked on a 56' x 110' corner lot with a paved back lane providing access from both the rear and side, meaning you only have one direct neighbour—a rare find that adds both privacy and convenience in this already exceptional location.

The main floor features beautiful hardwood flooring and a functional, open layout. The sunken living room is anchored by a striking stone chimney and wood-burning fireplace, creating a warm, inviting space to relax or entertain. The wide-open kitchen connects seamlessly to the living area, keeping the heart of the home bright, open, and social.

At the front, a spacious formal dining room offers flexibility as a large home office or additional sitting area. Three well-sized bedrooms and 2.5 baths complete the main level, all meticulously maintained and ready to move in or personalize.



Outside, the large backyard is built for both relaxation and possibility. Enjoy the expansive patio—partially covered for year-round comfort—a concrete hot tub pad with 240V electrical rough-in, and still plenty of space to park your RV or even add a second garage. The oversized double detached garage offers ample storage for vehicles, tools, or hobbies.

Downstairs, the fully finished basement delivers a fun and functional space, featuring a full bar, room for a pool table, a games or media area, a spacious fourth bedroom, and a three-piece bathroom with a steam shower—ideal for guests or extended family stays.

With direct access to Park 96, great schools nearby, and easy commutes via Deerfoot or Macleod Trail, this home offers the perfect blend of comfort, character, and community. Homes on this street rarely come up—don’t miss your chance to live in this truly special location. Book your private showing today!

Built in 1975

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2233469    |
| Price          | \$749,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,266       |
| Acres          | 0.14        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 956 Parkvalley Way Se |
| Subdivision | Parkland              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2J4W2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Storage, Walk-In Closet(s), Bar |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)                             |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Living Room, Stone, Wood Burning, Raised Hearth, Tile                                                              |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Partially Finished                                                                                           |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard, Storage, Rain Barrel/Cistern(s)           |
| Lot Description   | Back Lane, Back Yard, Few Trees, Landscaped, Corner Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Brick, Wood Siding                                      |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 42              |

Zoning

R-CG

Listing Details

Listing Office

eXp Realty

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