

\$1,325,000 - 44 Parkvista Place Se, Calgary

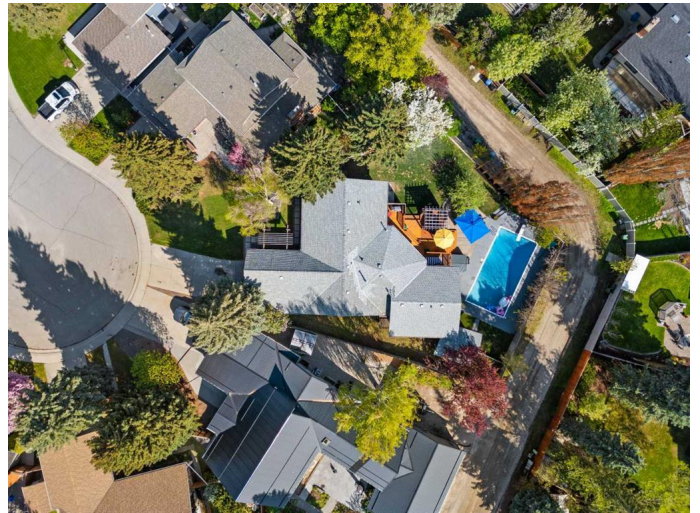
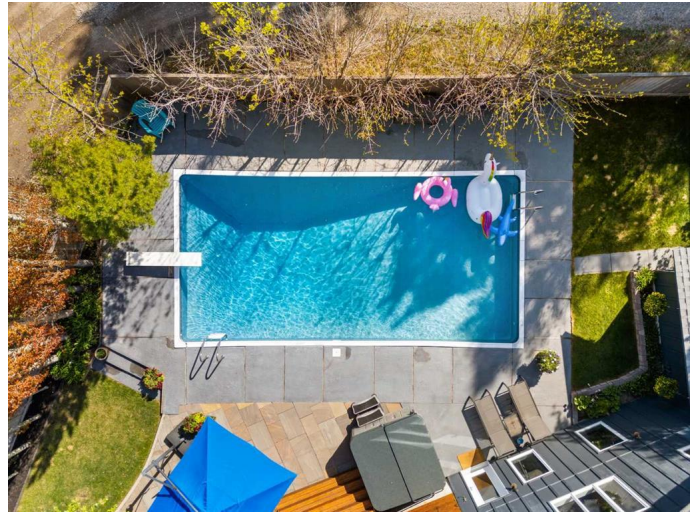
MLS® #A2220078

\$1,325,000

5 Bedroom, 4.00 Bathroom, 2,407 sqft
Residential on 0.27 Acres

Parkland, Calgary, Alberta

There are homes that simply check the boxes-and then there are homes that awaken something deeper. Welcome to 44 Parkvista Place - Your Backyard Paradise in PARKLAND tucked into a QUIET CUL-DE-SAC and STEPS FROM FISH CREEK PARK! Perfectly positioned on an EXPANSIVE 11,760 sq ft PIE LOT and offering over 4,600 sq ft of show stopping RESORT-STYLE LIVING. With mature trees, manicured landscaping, and timeless curb appeal, this one-of-a-kind BUNGALOW of beautifully finished living space-and a PRIVATE SOUTHWEST BACKYARD RETREAT that feels like a vacation every day. Step inside and youâ€™re greeted by a warm, open foyer that flows effortlessly into sun-soaked living areas framed by FLOOR-TO-CEILING WINDOWS and rich HARDWOOD FLOORS. The heart of the home is a bright contemporary inspired kitchen designed for both casual mornings and lively evenings. With sleek white custom cabinetry, quartz counters, professional grade stainless steel appliances including double ovens and a gas cooktop, walk-in pantry, a breakfast peninsula, and picturesque views of the backyard oasis, this is a space that inspires gatherings. The dining area seats up to 14 people - perfect for hosting family and friends. Whether youâ€™re unwinding by the fireplace, entertaining guests at the built-in bar, or enjoying quiet moments in the piano room, the thoughtful layout offers flexible spaces that suit



every mood and moment, including two separate staircase entry points into the fully developed WALKOUT BASEMENT. The main floor is home to generously sized bedrooms, including a private primary suite retreat with upgraded finishes, tree lined views, a spa inspired 5-piece en-suite and vast walk-in closet, a second bedroom, a 4-piece bathroom, and a large laundry room that could be converted back into a bedroom if needed. The well designed FULLY FINISHED WALKOUT BASEMENT adds incredible versatility especially for adult children or a comfortable and private mother-in-law or nanny private retreat. A family/gaming room with gas fireplace and custom built-ins, wet bar with quartz countertops, full size refrigerator, three more large bedrooms - each with walk-in closets, two 4-piece bathrooms and ample storage in addition to heated flooring complete this floor. But itâ€™s outside, where this home truly shines. Imagine sun drenched afternoons by the 38â€™x18â€™ in-ground pool, relaxing in the hot tub or enjoying a glass of wine on the stunning limestone patio area followed by evening barbecues on the expansive, multi-tiered deck under the pergola. This fully fenced backyard offers not just space, but an experience, complete with lush landscaping, lounging areas, and ultimate privacy thanks to its tree lined surroundings. Living here means being steps away from Fish Creek Parkâ€™s endless walking and biking trails, The Bow Valley Ranch, Annieâ€™s CafÃ©, and Park 96, while still enjoying quick access to Deerfoot Trail.

Built in 1975

Essential Information

MLS® #	A2220078
Price	\$1,325,000
Bedrooms	5

Bathrooms	4.00
Full Baths	4
Square Footage	2,407
Acres	0.27
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	44 Parkvista Place Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 4W9

Amenities

Amenities	Gazebo, Park, Parking, Recreation Facilities, Visitor Parking, Picnic Area
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Jetted Tub, No Smoking Home, Open Floorplan, Storage, Bar
Appliances	Bar Fridge, Dishwasher, Double Oven, Freezer, Garburator, Gas Stove, Microwave, Washer/Dryer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Private Entrance, Private Yard, Storage
-------------------	--

Lot Description	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Landscaped, Level, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	4
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.