

## \$309,900 - 64 Parkview Crescent, Calmar

MLS® #E4434541

**\$309,900**

3 Bedroom, 2.00 Bathroom, 1,052 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to this well-kept 4 level split in the desirable community of Westview in Calmar—backing directly onto a beautiful park! This 3-bedroom, 2-bathroom home has seen several important upgrades, including new windows and exterior doors, a newer furnace, and central air conditioning for year-round comfort. The bright main floor features a spacious living area and a functional kitchen with direct access to a low-maintenance composite deck—perfect for enjoying the peaceful backyard and green space views. Downstairs you will find a living area that opens to the kitchen, plus a bedroom and full bath. The basement has your utilities, washer, and dryer and is roughed in for an additional room and a crawlspace, perfect for storage. Outside, you'll appreciate the covered carport, fenced yard, and quiet location within this friendly, small-town community. Just minutes to Leduc and Highway 39, Calmar offers affordable living with all the charm of rural Alberta.

Built in 1992

### Essential Information

MLS® # E4434541

Price \$309,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,052                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 64 Parkview Crescent |
| Area        | Calmar               |
| Subdivision | Calmar               |
| City        | Calmar               |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0C 0V0              |

### **Amenities**

|           |                       |
|-----------|-----------------------|
| Amenities | Air Conditioner, Deck |
| Parking   | Single Carport        |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Playground Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed May 5th, 2025

Days on Market 3

Zoning Zone 92

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