

# \$549,900 - 4509 Stanley Road Sw, Calgary

MLS® #A2227804

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,101 sqft

Residential on 0.07 Acres

Parkhill, Calgary, Alberta

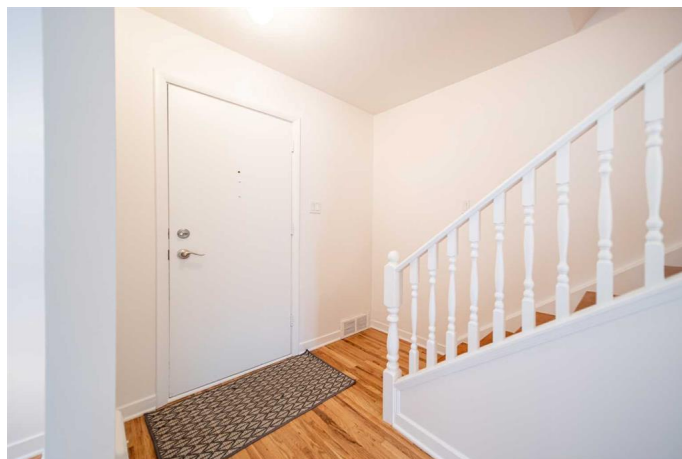
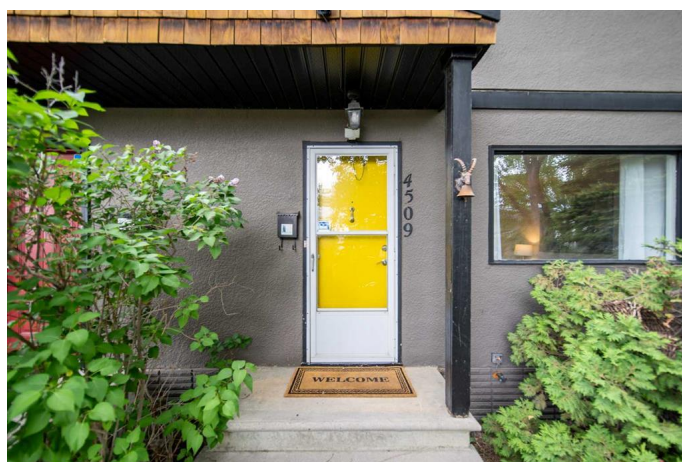
Welcome to this inviting and well-maintained home nestled in the sought-after inner-city community of Parkhill just a short stroll from Stanley Park, the Elbow River, and beautiful walking paths. This property offers a rare blend of character and updates, featuring 2 bedrooms upstairs and a third bedroom in the fully developed basement, ideal for guests, a home office, or additional family space. Enjoy hardwood floors throughout both the main and upper levels, creating a warm and timeless feel. The spacious main floor is filled with natural light and offers a comfortable flow for everyday living. The west facing backyard is a gardener's dream sunny, private, and ready for planting, entertaining, or relaxing evenings. Recent upgrades include R40 attic insulation for energy efficiency and newer windows throughout, offering peace of mind and improved comfort year-round. With 2 full bathrooms, this home is perfectly suited for young families, professionals, or anyone looking to live in one of Calgary's most desirable neighbourhoods. Don't miss this opportunity to live close to parks, schools and transit. Inner city living with space, charm, and an unbeatable location!

Built in 1955

## Essential Information

MLS® #                   A2227804

Price                     \$549,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,101
Acres	0.07
Year Built	1955
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	4509 Stanley Road Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2P8

### **Amenities**

Parking Spaces	2
Parking	Off Street, Rear Drive

### **Interior**

Interior Features	Ceiling Fan(s), Track Lighting, Wood Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, See Remarks, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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