

\$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 4

Zoning Zone 92

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