

## \$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 5

Zoning Zone 92

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