

# \$325,000 - 12, 3402 Parkdale Boulevard Nw, Calgary

MLS® #A2216996

**\$325,000**

2 Bedroom, 1.00 Bathroom, 986 sqft

Residential on 0.00 Acres

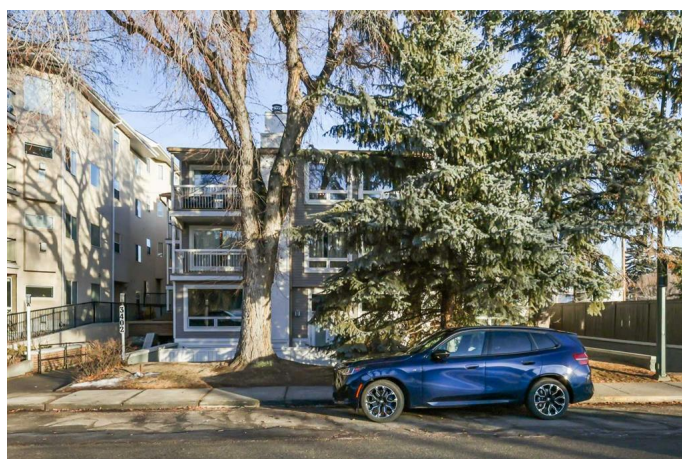
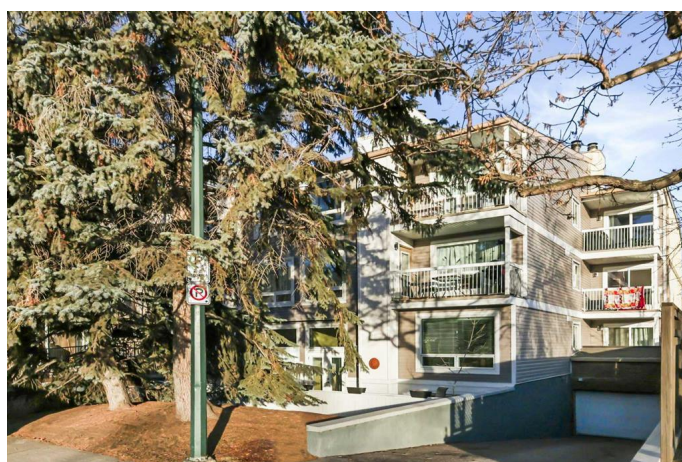
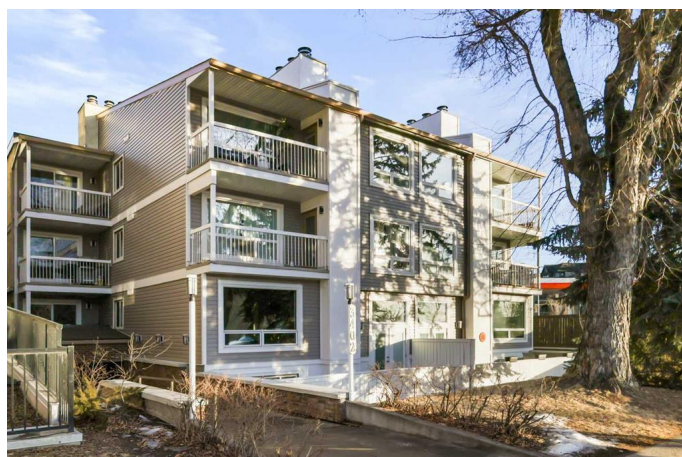
Parkdale, Calgary, Alberta

Welcome to this beautiful Riverfront location facing the Bow River & Pathways. This private top floor end unit is one of the larger ones in the building and has spacious bedrooms and oversized living spaces that enjoy the beautiful views of the greenspace and river. This unit has been beautifully updated including the kitchen which has been opened to the living room. It features wood cabinets, wood countertops, slate backsplash, & stainless steel appliances. The unit features a wood burning fireplace in the spacious living room. Other upgrades include a luxurious 5 piece bathroom with vessel sinks, river rock backsplash, and a cheater door to the oversized master bedroom. It is a secure building with only 12 Suites, underground heated parking, plus separate storage room. Close to shopping, restaurants, coffee shops with easy access to bus routes and only minutes to Downtown, Kensington, Foothills Hospital, Alberta Childrens Hospital, University, & SAIT

Built in 1980

## Essential Information

MLS® #	A2216996
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	986
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	12, 3402 Parkdale Boulevard Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3T4

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Parkade

### Interior

Interior Features	Breakfast Bar, Open Floorplan, Wood Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

### Additional Information

Date Listed	May 2nd, 2025
-------------	---------------

Days on Market	17
Zoning	M-C2

## **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.