

\$375,000 - 101, 3412 Parkdale Boulevard Nw, Calgary

MLS® #A2227799

\$375,000

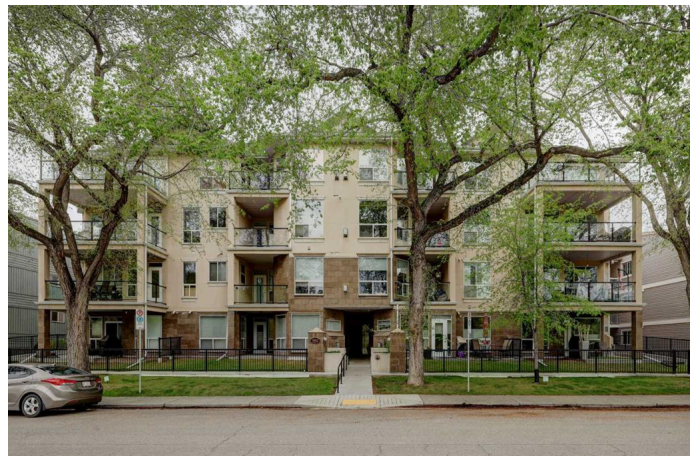
2 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.00 Acres

Parkdale, Calgary, Alberta

Watch the Bow River flow by from your massive wrap around patio at this stunning 2-bedroom, 2-bathroom end unit condo in popular Parkdale! Perfect for entertaining or simply relaxing while taking in the peaceful river scenery & watching the sunset over the trees. With nine-foot ceilings & an open-concept layout, the home is flooded with natural light from the many large windows that surround the spacious living room, complete with a cozy gas fireplace. The kitchen & main living area flow seamlessly, making it perfect for entertaining or relaxing in comfort. The large primary bedroom features a private 3-piece ensuite, while the second bedroom & additional full bath with jetted tub/shower combo provide plenty of space for family or guests. Recent updates include hardwood flooring & a stylish tile surround in the main bathroom. Enjoy the convenience of a titled, underground heated parking stall with a storage unit at the front of the stall, plus an unbeatable location – just minutes to the University of Calgary, Foothills Hospital, Market Mall, University District, & with easy access to downtown & the mountains. Just steps to Angel's Cafe, Lic's Ice Cream, Lazy Loaf & Kettle & so much more! Located directly across from the Bow River & pathway system, this bright & airy unit offers the perfect blend of urban convenience & natural beauty. You'll love living here!!

Built in 1999



Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2227799 |
| Price | \$375,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 889 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 101, 3412 Parkdale Boulevard Nw |
| Subdivision | Parkdale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 3T4 |

Amenities

| | |
|----------------|------------------------------|
| Amenities | Secured Parking |
| Parking Spaces | 1 |
| Parking | Parkade, Titled, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Boiler, In Floor, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction Stucco, Wood Frame

Additional Information

Date Listed June 4th, 2025

Days on Market 71

Zoning M-C2

Listing Details

Listing Office RE/MAX First

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