

# \$399,500 - 101, 3412 Parkdale Boulevard Nw, Calgary

MLS® #A2219766

**\$399,500**

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, Lici'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® #	A2219766
Price	\$399,500
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, Dryer, 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	May 16th, 2025
Days on Market	9
Zoning	M-C2

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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