

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

MLS® #A2227799

**\$375,000**

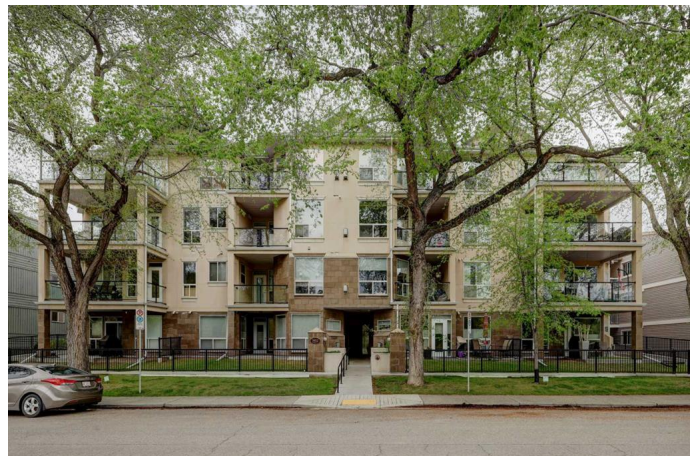
2 Bedroom, 2.00 Bathroom, 889 sqft

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        77  
Zoning                  M-C2

**Listing Details**

Listing Office           RE/MAX First

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