

\$574,998 - 406, 3412 Parkdale Boulevard Nw, Calgary

MLS® #A2256046

\$574,998

2 Bedroom, 3.00 Bathroom, 1,302 sqft
Single Family on 0.00 Acres

Parkdale, Calgary, Alberta

Welcome to Hemisphere on the Bow, a well-maintained and exclusive low-rise condominium building located on a quiet street on the banks of the Bow River. Imagine walking out your front door and stepping onto the pathways and green spaces that run along this stunning waterway! This top-floor, two-story unit offers over 1,300 SF of living space, a main-floor primary bedroom, three full bathrooms and two titled underground parking spaces. Vaulted ceilings adorn nearly every room in this spacious unit and combined with the numerous oversized windows and unobstructed view, natural light fills the home throughout the day. The open-plan kitchen boasts white cabinets, granite countertops, stainless steel appliances and a furniture-style island that offers additional seating and storage. A cozy family room features an elegant corner fireplace and access to the very large rear deck where you can enjoy the expansive view across the neighborhood to the Foothills Medical Centre. A "flex"™ room is accessible from the kitchen through French doors and is ideal for a home office or a formal dining room. A full bathroom across the hall also makes this room an option for an additional bedroom. The roomy primary suite includes a large closet and an elegant ensuite bathroom with a jetted soaker tub and separate shower. The upper-level loft is extremely spacious and includes a full bathroom and laundry room, making this space ideal for an additional bedroom, a



playroom, a second family room, a home gym, a hobby room or a home office. There is no limit to what you can do with this fantastic space. Walk to Licâ€™s Ice Cream, the Lazy Loaf and Kettle and Avatara Pizza, drive five minutes to Market Mall, commute downtown in no time via car, transit or bike or simply enjoy the many outdoor spaces this incredible community has to offer. (id:6289)

Built in 1999

Essential Information

Listing #	A2256046
Price	\$574,998
Bedrooms	2
Bathrooms	3.00
Square Footage	1,302
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Condominium/Strata
Style	Multi-level

Community Information

Address	406, 3412 Parkdale Boulevard Nw
Subdivision	Parkdale
City	Calgary
Province	Alberta
Postal Code	T2N3T4

Amenities

Amenities	Park, Playground, Shopping
Features	French door, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	2
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Oven, Dryer,
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	Microwave Range Hood Combo, Window Coverings
Heating	Other, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Stucco
Construction	Wood frame

Listing Details

Listing Office Coldwell Banker Mountain Central



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