

\$375,000 - 107, 3412 Parkdale Boulevard Nw, Calgary

MLS® #A2260538

\$375,000

2 Bedroom, 2.00 Bathroom, 848 sqft

Single Family on 0.00 Acres

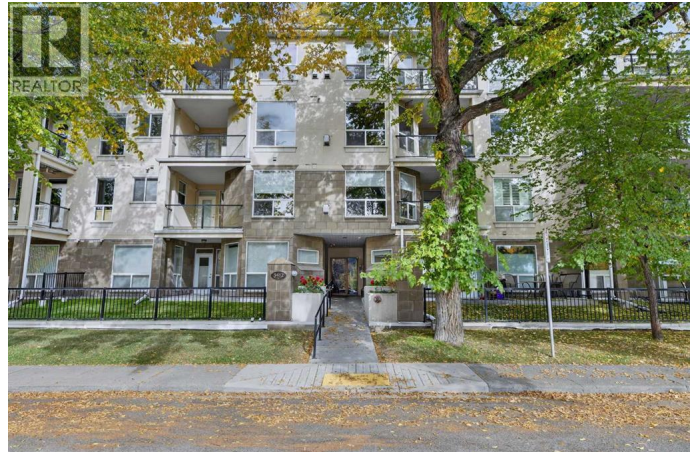
Parkdale, Calgary, Alberta

Look no further! This freshly painted, move-in-ready 2-bedroom, 2-bath home is ideally located directly across from the river pathway—outside of both the flood and flood fringe zones—and offers quick access to downtown and a straight shot to the mountains. Enjoy a vibrant lifestyle with top amenities nearby including Foothills Hospital, Market Mall, the University District, Angel's Café, Lic's Ice Cream, and the Lazy Loaf and Kettle. Inside, the open-concept main living area is designed for entertaining, featuring a spacious kitchen with an oversized eating island, abundant counter space, and a cozy corner gas fireplace that sets the perfect ambiance. From the living room, step out to your massive private patio, partially covered for year-round enjoyment. The generous primary suite includes a large custom organizer closet and a 4-piece ensuite with jetted tub. A second bedroom with its own custom closet, a 3-piece bathroom, and in-suite laundry complete this well-designed floor plan. Added value comes with a titled heated underground parking stall, a storage locker, and access to a secure common bike storage room. This home truly has it all—you'll love living here! (id:6289)

Built in 1999

Essential Information

Listing # A2260538



Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Square Footage	848
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	107, 3412 Parkdale Boulevard Nw
Subdivision	Parkdale
City	Calgary
Province	Alberta
Postal Code	T2N3T4

Amenities

Features	Other, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	1

Interior

Appliances	See remarks
Heating	Natural gas In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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