101, 3412 Parkdale Boulevard NW
Calgary, Alberta

MLS # A2227799

$375,000

Division:	Parkdale
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	889 sq.ft.	**Age:**	1999 (26 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Boiler, In Floor, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 617
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	Laminate Counters		

Inclusions: Dryer As Is, All Window Coverings As Is, Gas BBQ, TV Cabinet in Living Room, Hallway Bookshelf

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!!