



**GRASSROOTS**  
REALTY GROUP

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**12, 3402 Parkdale Boulevard NW**  
**Calgary, Alberta**

**MLS # A2216996**



**\$325,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 919
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Wood Counters		

**Inclusions:** N/A

Welcome to this beautiful Riverfront location facing the Bow River & Pathways. This private top floor end unit is one of the larger ones in the building and has spacious bedrooms and oversized living spaces that enjoy the beautiful views of the greenspace and river. This unit has been beautifully updated including the kitchen which has been opened to the living room. It features wood cabinets, wood countertops, slate backsplash, & stainless steel appliances. The unit features a wood burning fireplace in the spacious living room. Other upgrades include a luxurious 5 piece bathroom with vessel sinks, river rock backsplash, and a cheater door to the oversized master bedroom. It is a secure building with only 12 Suites, underground heated parking, plus separate storage room. Close to shopping, restaurants, coffee shops with easy access to bus routes and only minutes to Downtown, Kensington, Foothills Hospital, Alberta Childrens Hospital, University, & SAIT