



GRASSROOTS
REALTY GROUP

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3208 Parkdale Boulevard NW
Calgary, Alberta

MLS # A2271226



\$899,999

Division:	Parkdale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,993 sq.ft.	Age:	1910 (115 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, French Door, Kitchen Island, Stone Counters		

Inclusions: None.

Timeless charm meets unrivaled location in this beautiful turn-of-the-century Parkdale home, perfectly positioned on a coveted 6,781 sq. ft. riverfront lot facing the Bow River. Set on a picturesque, tree-lined street, this character residence blends classic architecture with thoughtful upgrades, creating a warm and welcoming space ideal for families. A charming front porch sets the tone before stepping into the stunning foyer, where original detailing and rich hardwood flooring carry you through the main level. Through elegant French doors, the living room offers a cozy gathering space complete with a gas fireplace. The dedicated dining room is perfect for hosting, while the beautifully updated kitchen features stainless steel appliances and connects seamlessly to a practical mudroom. Upstairs, the home truly shines with four generous bedrooms. The spacious primary retreat has a 4-piece ensuite bathroom and one of the secondary bedrooms captures incredible Bow River views along with access to a private upper-level porch. The upper level also has a secondary 4-piece bathroom, ideal for large families. The lower level provides a comfortable, flexible space—perfect for movie nights, recreation, or a cozy hideaway on winter evenings. Outdoors, the property boasts a spacious front and side yard, offering ample room for kids to play or for gardening enthusiasts. An oversized double detached garage adds convenience and storage options. This exceptional location means you can enjoy the Bow River Pathway network directly across the street, with endless options for biking, running, and scenic river walks. Downtown Calgary is just 10 minutes away, and Kensington Village is a quick 5-minute drive, placing some of the city's best dining and cafés at your fingertips. Families will appreciate being a short walk to Westmount Charter Elementary School, making

everyday life easier.