



**3016 Parkdale Boulevard NW
Calgary, Alberta**

MLS # A2144521



\$799,900

Division:	Parkdale		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,642 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 303
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: TV wall mounts, Cabinetry on main level, shelving/drawer unit in primary bedroom, pergola with screens, BBQ, fire table.

OPEN HOUSE SUNDAY JULY 7TH FROM 1:00-3:00! A unique opportunity for luxurious living on the Bow River. The Henry, located in Parkdale, is one of the newest premier inner-city townhome developments. These stunning brick townhomes combine timeless elegance with everyday comforts and are just as picturesque as the river they overlook. Enjoy year-round views from both inside and outside because this unit is complete with its own private rooftop patio with a 3 season screened-in room - offering optimal sunshine and privacy when needed. As you enter the home on the main level, there is a flex space off of the private double attached garage. This space is perfect for a home office, den or workout space. The main level has a completely open design that allows for the natural light to pour through all day long while capturing river views from every angle. The kitchen is complete with floor to ceiling cabinetry, a full pantry, oversized quartz island, and a suite of stainless steel appliances including a chimney hood fan, built-in microwave and beverage centre. The central dining area is an extension of the kitchen, ensuring ample space for entertaining groups of any size. The expansive living space was intelligently designed to be positioned at the front of the home and is complete with oversized windows that span nearly floor to ceiling - allowing you to capture natural light and river/pathway views all day long. The main level is complete with a 2 pc powder room. The primary bedroom overlooks the river and is complete with a large walk-in closet with custom cabinetry and a full 4 pc ensuite with floating vanity, dual sinks and a walk-in shower. The large secondary bedroom has its own walk-in closet and a 4 pc ensuite with soaker tub. Whether entertaining, working from home or just enjoying time at home - the rooftop

patio provides endless options. With optimal SW exposure, the patio is the perfect space to capture sunshine while enjoying breathtaking river views all year long. During the warmer summer months, the central A/C will keep the property cool all season long. This stunning townhouse features 2 bedrooms, 2.5 bathrooms, a den, rooftop patio and over 1,640 square feet of living space in addition to the double attached garage which is perfect for both vehicles and additional storage. The incredible location is the epitome of urban living with quick access to hospitals and University District while being just minutes to downtown and having easy access to the mountains. These modern brownstones rarely become available - book your private viewing today.