



**101, 3412 Parkdale Boulevard NW
Calgary, Alberta**

MLS # A2184154



\$429,900

Division:	Parkdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	895 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Boiler, In Floor, Hot Water, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 602

Basement: -

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-C2

Foundation: -

Utilities: -

Features: No Animal Home, No Smoking Home

Inclusions: N/A

With a Beautiful view of the Bow River, an end unit on the Ground Floor with a superior location!! It features an open, airy space with nine-foot ceilings and abundant natural light that highlights the contemporary finishes. The spacious living area, with a cozy gas fireplace, creates a warm ambiance, perfect for relaxation or entertaining. The primary bedroom offers a luxurious retreat, featuring a beautifully appointed 3-piece ensuite. The second bedroom provides a versatile space for guests or a private office. Enjoy outdoor living on your private WRAP AROUND COVERED BALCONY size 491 sq.ft. great for entertainment. The Unit comes with titled underground heated parking. With proximity to the University of Calgary, Foothills Hospital, Tom Baker Centre, Alberta Children's Hospital, Market Mall/Safeway Grocery, a multitude of shopping within the University District and easy access into the Downtown Core or West to the Mountains. Walk, run, bike and more right across the street on the river pathway system!! Washer & Dryer AS IS. Call your favourite realtor for a showing.