

# \$375,000 - 101, 3412 Parkdale Boulevard Nw, Calgary

MLS® #A2227799

**\$375,000**

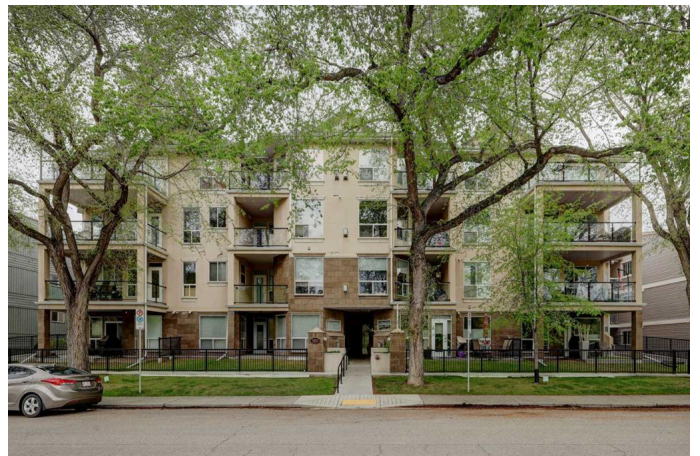
2 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.00 Acres

Parkdale, Calgary, Alberta

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!!

Built in 1999



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2227799          |
| Price          | \$375,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 889               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 101, 3412 Parkdale Boulevard Nw |
| Subdivision | Parkdale                        |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2N 3T4                         |

## Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Secured Parking              |
| Parking Spaces | 1                            |
| Parking        | Parkade, Titled, Underground |

## Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Boiler, In Floor, Forced Air, Natural Gas                            |
| Cooling           | None                                                                 |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Gas                                                                  |
| # of Stories      | 4                                                                    |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction                Stucco, Wood Frame

**Additional Information**

Date Listed                June 4th, 2025  
Days on Market        60  
Zoning                      M-C2

**Listing Details**

Listing Office            RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.