

**14, 3422 Parkdale Boulevard NW
Calgary, Alberta**

MLS # A2234039



\$395,000

Division:	Parkdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	984 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 780
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Crown Molding, Granite Counters, Open Floorplan, Skylight(s), Storage		

Inclusions: n/a

Welcome to River Park West, ideally located in the highly sought-after Golden Triangle of Parkdale and just steps from the scenic Bow River and pathway system. This spacious 2 bedroom, 2 bathroom condo offers a functional floor plan with unbeatable views. Presenting a generous layout, the bright living room with cozy stone surround wood burning fireplace flows seamlessly into the large dining area and is designed for entertaining. The well appointed kitchen boasts ample cabinetry, granite counters, stainless steel appliances, and a skylight, maximizing the light flow within the space. Step out onto your partially covered patio from either the living room or second bedroom and take in the serene river views year round. The primary bedroom includes a private 3pc ensuite, while the second bedroom is perfect for guests or a home office. A full second bath and in-suite laundry with storage add to the home's functionality. Nestled by the river, you'll enjoy tranquil water views and the convenience of city living year round. Perfectly located within walking distance to Edworthy Park, the Foothills & Children's Hospitals, with easy access to Downtown by city transit, a 10-minute drive, or a 20-minute bike ride along the Bow River. Don't miss this rare opportunity to own in one of the city's most desirable riverfront communities!