

**107, 3412 Parkdale Boulevard NW
Calgary, Alberta**

MLS # A2260538



\$375,000

Division:	Parkdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 617
Basement:	-	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: fridge, countertop stove, built in oven, microwave hood cover, built in dishwasher, washer, dryer, all window coverings, 2 ceiling fan remotes, portable air conditioner, buffet in dining area, living room sofa bed, chair, coffee table and carpet, master bedroom bed with bedding, office chair, side table, and storage cabinet, second bedroom desk, office chair and mirror, patio furniture with cushions, natural gas BBQ, and storage container

Look no further! This freshly painted, move-in-ready 2-bedroom, 2-bath home is ideally located directly across from the river pathway—outside of both the flood and flood fringe zones—and offers quick access to downtown and a straight shot to the mountains. Enjoy a vibrant lifestyle with top amenities nearby including Foothills Hospital, Market Mall, the University District, Angel's Cafe, Lic's Ice Cream, and the Lazy Loaf and Kettle. Inside, the open-concept main living area is designed for entertaining, featuring a spacious kitchen with an oversized eating island, abundant counter space, and a cozy corner gas fireplace that sets the perfect ambiance. From the living room, step out to your massive private patio, partially covered for year-round enjoyment. The generous primary suite includes a large custom organizer closet and a 4-piece ensuite with jetted tub. A second bedroom with its own custom closet, a 3-piece bathroom, and in-suite laundry complete this well-designed floor plan. Added value comes with a titled heated underground parking stall, a storage locker, and access to a secure common bike storage room. This home truly has it all—you'll love living here!