

# \$410,000 - 201, 3412 Parkdale Boulevard Nw, Calgary

MLS® #A2190122

**\$410,000**

2 Bedroom, 2.00 Bathroom, 896 sqft  
Residential on 0.00 Acres

Parkdale, Calgary, Alberta

Experience elevated living in this luxurious, fully renovated 2-bedroom, 2-bathroom apartment in one of NW Calgary's most coveted riverfront locations. Every detail in this home exudes quality and style, from the brand-new, high-end kitchen featuring a built-in oven, range, and modern finishes, to the seamless vinyl plank flooring that flows throughout. Designed for both elegance and convenience, this unit

also includes a state-of-the-art, on-demand hot water heater, ensuring modern comfort at every turn. Step into an open, airy space with 9' ceilings and abundant natural light that

highlights the chic, contemporary finishes. The spacious living area, complete 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

4-piece ensuite and an expansive walk-in closet, while the second bedroom provides a versatile space for guests or a private office. Enjoy

outdoor living on your private deck, equipped with a gas BBQ hookup, where you can unwind and take in the views. This prestigious, pet-friendly complex offers a host of premium amenities, including heated underground parking and an additional storage locker. Nestled close to



downtown,  
U of C, Foothills & Children's Hospitals,  
and right across from the tranquil pathways  
along Bow River, this residence provides the  
ultimate blend of  
luxury, convenience, and natural beauty.  
Don't miss this rare opportunity to own a  
meticulously upgraded home in an unrivaled  
location!

Built in 1999

### Essential Information

MLS® #	A2190122
Price	\$410,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	201, 3412 Parkdale Boulevard Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3T4

### Amenities

Amenities	Elevator(s), Other, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

### Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Storage, Breakfast Bar, Elevator, Jetted Tub
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Built-In Range, Built-In Oven, Microwave Hood Fan, Window Coverings
Heating	Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	Other, Balcony, BBQ gas line, Lighting
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	January 24th, 2025
Days on Market	72
Zoning	M-C2

## Listing Details

Listing Office	eXp Realty
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