

# \$330,000 - 12, 3402 Parkdale Boulevard Nw, Calgary

MLS® #A2201400

**\$330,000**

2 Bedroom, 1.00 Bathroom, 986 sqft

Residential on 0.00 Acres

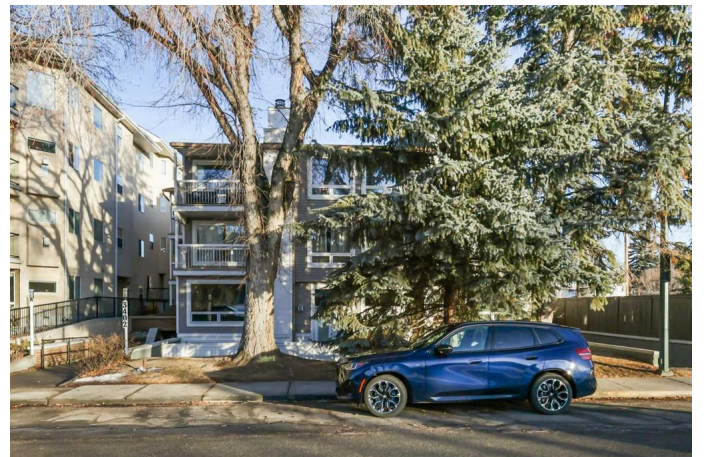
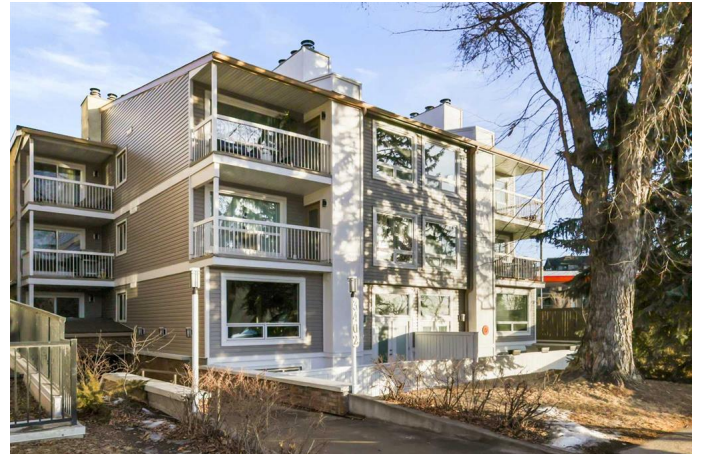
Parkdale, Calgary, Alberta

Welcome to this beautiful Riverfront location facing the Bow River & Pathways. This private top floor end unit is one of the larger ones in the building and has spacious bedrooms and oversized living spaces that enjoy the beautiful views of the greenspace and river. This unit has been beautifully updated including the kitchen which has been opened to the living room. It features wood cabinets, wood countertops, slate backsplash, & stainless steel appliances. The unit features a wood burning fireplace in the spacious living room. Other upgrades include a luxurious 5 piece bathroom with vessel sinks, river rock backsplash, and a cheater door to the oversized master bedroom. It is a secure building with only 12 Suites, underground heated parking, plus separate storage room. Close to shopping, restaurants, coffee shops with easy access to bus routes and only minutes to Downtown, Kensington, Foothills Hospital, Alberta Childrens Hospital, University, & SAIT

Built in 1980

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2201400  |
| Price      | \$330,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 986               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 12, 3402 Parkdale Boulevard Nw |
| Subdivision | Parkdale                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2N 3T4                        |

### **Amenities**

|                |                   |
|----------------|-------------------|
| Amenities      | Parking           |
| Parking Spaces | 1                 |
| Parking        | Assigned, Parkade |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Open Floorplan, Wood Counters   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Fireplace(s), Boiler  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| # of Stories      | 4  |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 12th, 2025 |
|-------------|------------------|

Days on Market 15  
Zoning M-C2

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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