

# \$395,000 - 201, 3412 Parkdale Boulevard Nw, Calgary

MLS® #A2233502

**\$395,000**

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® #	A2233502
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
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)
Parking Spaces	1
Parking	Underground, Titled

**Interior**

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Breakfast Bar, Elevator
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Built-In Range, Built-In Oven
Heating	Natural Gas, In Floor
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### Exterior

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

### Additional Information

Date Listed	June 21st, 2025
Days on Market	95
Zoning	M-C2

### Listing Details

Listing Office	eXp Realty
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