



THE
A-TEAM

**RE/MAX
FIRST**

3035 PARKDALE Lane, Calgary T2N5B3

MLS®#: **A2161509**

Area: **Parkdale**

Listing Date: **09/05/24**

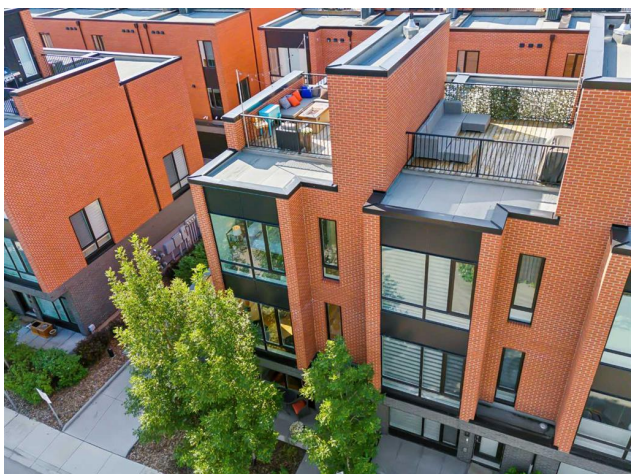
List Price: **\$825,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**
Lot Information
Lot Sz Ar: **623 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,622**
Low Sqft:
Ttl Sqft: **1,622**

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	4`6" x 13`5"	Den	Main	8`10" x 10`1"
Covered Porch	Main	13`10" x 4`9"	Kitchen	Second	16`11" x 11`1"
Dining Room	Second	13`7" x 6`9"	Living Room	Second	14`0" x 18`4"
2pc Bathroom	Second	2`10" x 7`5"	Bedroom - Primary	Third	10`2" x 13`8"
4pc Ensuite bath	Third	4`11" x 11`0"	Bedroom	Third	10`1" x 10`6"

4pc Bathroom

Third

6`4" x 6`10"

Other
Legal/Tax/Financial

Level 4

12`4" x 14`5"

Condo Fee:
\$304

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1611297**

Remarks

Pub Rmks:

Introducing The Henry, offering rare and coveted corner unit brownstone brick townhome living on the river in desirable Parkdale. Luxury across 3 levels including an amazing rooftop patio with views. Built by Brookfield Residential in 2015 this intimate and boutique complex offers an undeniably great location with close proximity to river pathways, downtown, the U of C and Foothills Hospital. This home is North facing onto a private and manicured paved back lane away from the hustle and bustle of Parkdale Boulevard. You are greeted with a quaint front patio the leads you to the entry with custom sliding doors to partition off the den/gym/office space. The main level features additional storage and access to the attached double car garage with additional ceiling storage rack. The second level features a bright and open concept floorplan with windows on three sides. Beautiful aesthetics including a modern kitchen, quartz countertops with eating bar, stainless appliances, modern farmhouse pendants, tiled backsplash all combined with form and functionality including pantry area and bar nook. Hand scraped oak hardwood adorns the whole second level and extends to the dining area with matching pendants and living area with perfect wall mounted TV placement and custom wall mounted cabinetry beneath. Unobstructed views to the North and lovely privacy with mature trees. The third level features both bedrooms including primary retreat facing the private treed lane. The primary oasis includes custom California Closet built-ins and custom wallpaper. The ensuite includes quartz countertops with dual sinks, tiled floors and tiled shower with 10 mil glass insert. This level features a laundry area with drying rack and custom cabinetry. The second bedroom with walk-in closet has access to the 4-piece bath. The private 4th level features a summer retreat with large rooftop patio with views to the North. The patio features a water and gas line and electrical outlets for summer entertaining. This stunning corner unit townhome is a rare offering for discerning purchasers and won't last long. Book your viewing today!

Inclusions:
Property Listed By: **2 TV Wallmount Brackets
Rimrock Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

