



THE
A-TEAM

**RE/MAX
FIRST**

3412 PARKDALE Boulevard #201, Calgary T2N 3T4

MLS®#: **A2178308**

Area: **Parkdale**

Listing Date: **11/08/24**

List Price: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **896**
Low Sqft:
Ttl Sqft: **896**

Heated Garage,Secured,Titled,Underground

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Other**

Construction: **Stucco,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Range,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Elevator,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	6`5" x 5`6"	Laundry	Main	3`0" x 2`9"
Entrance	Main	3`9" x 4`4"	Bedroom - Primary	Main	11`6" x 13`1"
Bedroom	Main	9`11" x 9`4"	Walk-In Closet	Main	3`2" x 6`9"
4pc Ensuite bath	Main	8`11" x 8`8"	Kitchen	Main	14`3" x 7`9"
Dining Room	Main	14`4" x 5`1"	Living Room	Main	14`4" x 10`0"
Balcony	Main	11`10" x 6`7"	Storage	Main	3`6" x 6`5"

Legal/Tax/Financial

Condo Fee:
\$602

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **9913090**

Remarks

Pub Rmks: **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!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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





