



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3412 PARKDALE Boulevard #101, Calgary T2N 3T4**

MLS®#: **A2184154**      Area: **Parkdale**      Listing **12/30/24**      List Price: **\$429,900**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$20k, 02-Jan**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **894**  
 Low Sqft:  
 Ttl Sqft: **894**

DOM

**23**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:

Lot Feat:  
 Park Feat: **Heated Garage,Secured,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Boiler,In Floor,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

| Room              | Level | Dimensions    |
|-------------------|-------|---------------|
| Balcony           | Main  | 12`1" x 12`0" |
| Balcony           | Main  | 13`7" x 9`3"  |
| Entrance          | Main  | 4`0" x 3`9"   |
| Bedroom - Primary | Main  | 13`8" x 11`9" |
| Laundry           | Main  | 6`10" x 2`8"  |
| Kitchen           | Main  | 9`11" x 12`3" |

| Room             | Level | Dimensions    |
|------------------|-------|---------------|
| Balcony          | Main  | 12`1" x 11`6" |
| Balcony          | Main  | 13`2" x 6`5"  |
| 4pc Bathroom     | Main  | 11`4" x 4`11" |
| 3pc Ensuite bath | Main  | 8`0" x 4`11"  |
| Bedroom          | Main  | 11`10" x 8`4" |
| Living Room      | Main  | 16`3" x 14`3" |

Legal/Tax/Financial

Condo Fee:  
**\$602**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **9913090**

Remarks

Pub Rmks: **With a Beautiful view of the Bow River, an end unit on the Ground Floor with a superior location!! It features an open, airy space with nine-foot ceilings and abundant natural light that highlights the contemporary finishes. The spacious living area, 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 3-piece ensuite. The second bedroom provides a versatile space for guests or a private office. Enjoy outdoor living on your private WRAP AROUND COVERED BALCONY size 491 sq.ft. great for entertainment. The Unit comes with titled underground heated parking. With proximity to the University of Calgary, Foothills Hospital, Tom Baker Centre, Alberta Children's Hospital, Market Mall/Safeway Grocery, a multitude of shopping within the University District and easy access into the Downtown Core or West to the Mountains. Walk, run, bike and more right across the street on the river pathway system!! Washer & Dryer AS IS. Call your favourite realtor for a showing.**

Inclusions: **N/A**  
Property Listed By: **Seller Direct Real Estate**

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









