

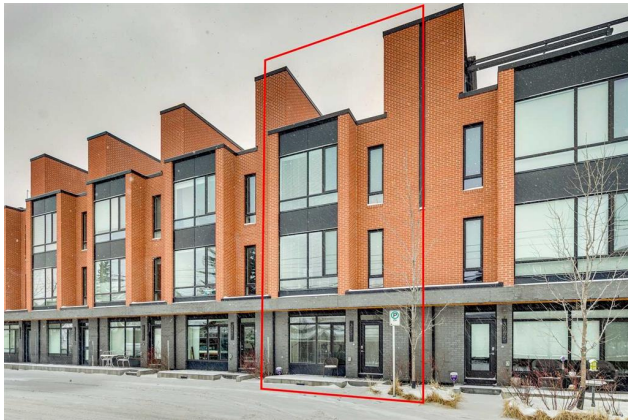


THE
A-TEAM

**RE/MAX
FIRST**

3051 PARKDALE Lane, Calgary T2N 5B3

MLS®#: **A2196777** Area: **Parkdale** Listing Date: **02/25/25** List Price: **\$859,000**
 Status: **Active** 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: **785 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,644**
 Low Sqft:
 Ttl Sqft: **1,644**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Views,Waterfront**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Rubber**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Vaulted Ceiling(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$325** Title: **Fee Simple** Zoning: **DC**

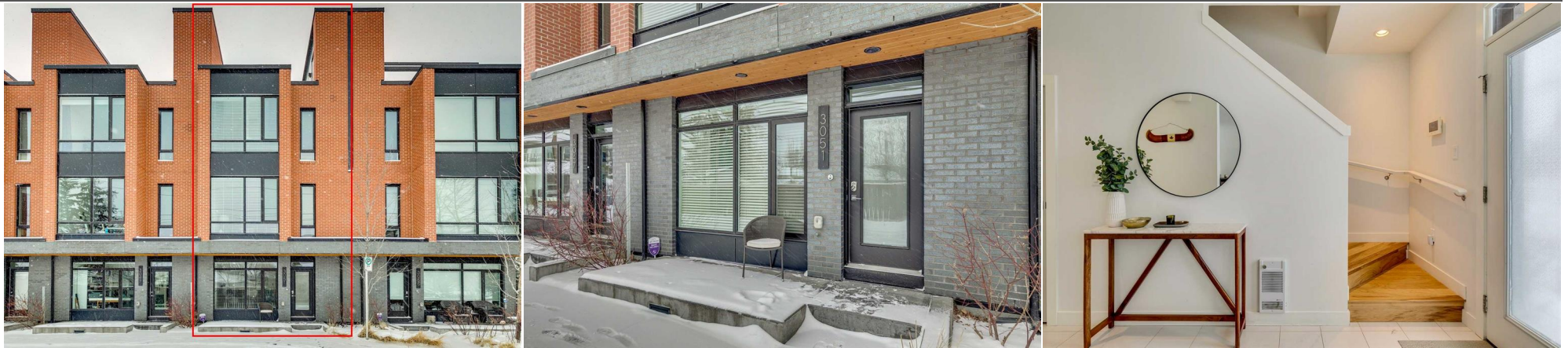
Legal Desc: **1611297** Fee Freq: **Monthly**

Remarks

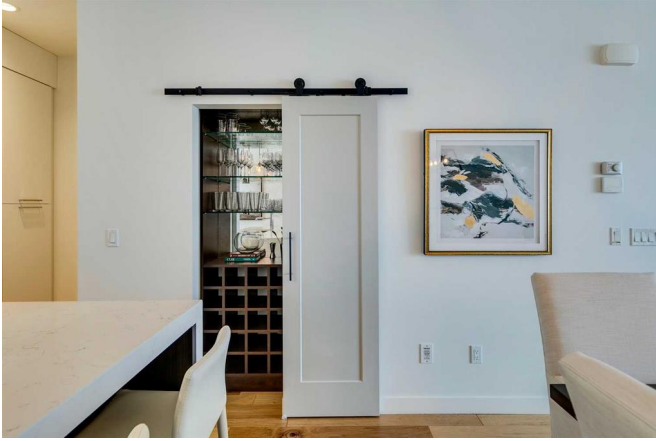
Pub Rmks: **Gorgeous Townhome in the Heart of Parkdale! Welcome to this stunning luxury 3-bedroom + den townhome located in the highly desirable community of Parkdale. Just steps away from the Bow River and the extensive pathway system, this home offers the perfect blend of inner-city living with serene river views. This home has been recently upgraded with meticulous attention to detail, designed to enhance style and comfort. Enjoy the convenience of air conditioning, a sleek waterfall island in the kitchen, custom millwork throughout, and high-end hardwood floors. The spacious living area flows effortlessly, with plenty of natural light pouring in from large windows overlooking the peaceful community of Parkdale. The chef's kitchen is equipped with top-tier appliances, ample storage, a built-in hidden closet bar, and room for both a dining table and plenty of seating in the open-plan living area. Upon entering, you'll find a versatile flex room that could serve as an office, gym, or even an additional bedroom—perfect for your needs. Enjoy the convenience and security of a double attached garage with direct access to the home. Upstairs, you'll find 3 generously sized bedrooms. The primary suite features custom closets by Simple Spaces, an upgraded master ensuite with a glass-enclosed shower, heated floors, and built-in storage. The other two bedrooms offer flexible use, whether as additional sleeping spaces or for your hobbies and work. Soak up the sun on your own private, south-facing rooftop patio, offering beautiful river views - ideal for entertaining or enjoying a quiet evening outdoors. With two gas hookups, you'll be set for both a BBQ and heater, making this space perfect all year round. Situated in a quiet part of the complex, away from the main road, this home offers the perfect balance of tranquility and accessibility. Just minutes to the pathways, Foothills Hospital, and enjoy easy access to Calgary's vibrant inner city and greenspaces. One of only four 3-bedroom units in the entire complex, offering an exclusive opportunity to experience the best of inner-city living. Don't miss your chance to call this luxurious townhome yours!**

Inclusions: **Garage Control (s)**
Property Listed By: **Real Broker**

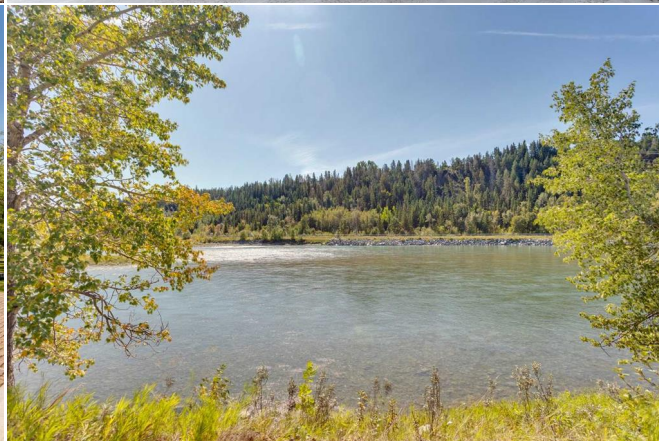
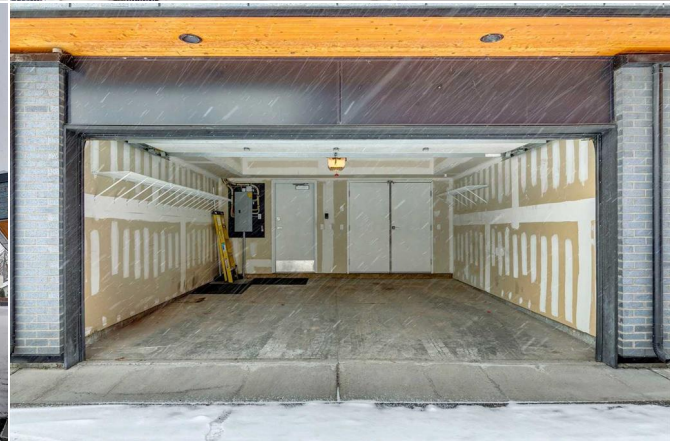
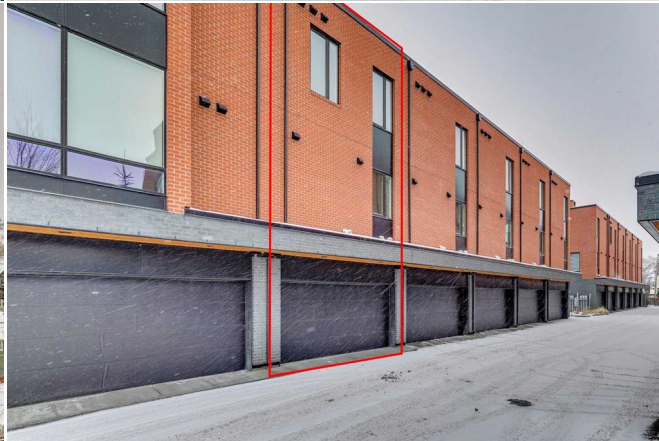
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













3051 Parkdale Ln NW, Calgary, AB
 2nd Floor Exterior Area 652.89 sq ft
 Interior Area 558.44 sq ft



0 3 6 ft PREPARED: 20240219

White regions are excluded from total floor area in IQUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3051 Parkdale Ln NW, Calgary, AB
 3rd Floor Exterior Area 652.28 sq ft
 Interior Area 598.25 sq ft

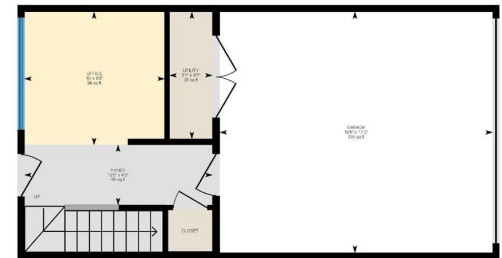


0 3 6 ft PREPARED: 20240219

White regions are excluded from total floor area in IQUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

3051 Parkdale Ln NW, Calgary, AB

1st Floor Exterior Area 281.95 sq ft
 Interior Area 228.91 sq ft
 Excluded Area 363.48 sq ft



0 3 6 ft PREPARED: 20240219

White regions are excluded from total floor area in IQUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.