



3043 Parkdale Lane Calgary Alberta

\$749,900

Located in the vibrant heart of Parkdale, this exquisite brownstone features a ROOFTOP PATIO with stunning river views, 2 BEDROOM + A SPACIOUS DEN and is just steps away from the Bow River Pathway--offering the ultimate in luxurious urban living. Featuring a DOUBLE ATTACHED garage, this home is perfectly situated across from the Bow River Pathway, offering easy access to nature and recreation. Upon entry, you are greeted by a spacious den with tile floor, ideal for a home office or workout area. The main level boasts gleaming hardwood floors and an open-concept layout that seamlessly connects the living room, dining room, and a gourmet kitchen. The kitchen itself is a chef's dream, with QUARTZ countertops, TILE backsplash, STAINLESS STEEL appliances including a gas stove, a stylish breakfast bar, and chic cabinets. With two large pantries and an additional small pantry that can be converted into a bar, it's perfectly equipped for entertaining. Upstairs, you'll find two inviting bedrooms, including a master suite complete with a walk-in closet and a luxurious ensuite featuring a double vanity, QUARTZ countertops, a glass-enclosed shower, and TILE flooring. The main bathroom also impresses with QUARTZ countertops, a TILE floor, and a tub/shower with tile surround. The highlight of this residence is undoubtedly the expansive rooftop patio, providing a private oasis with stunning views over the Bow River. EXTRA FEATURES: Enjoy the additional patio at the front entrance, garage sensor for opening & closing remotely, A/C, central vac system, top down/bottom up in living room & bedroom, blackout blinds in bedrooms, and extra storage built into the ceiling of the garage. The gas BBQ hookup and the built-in garage storage add further convenience. Despite its serene setting, the property is close to public transportation, the Bow River Pathway, and the vibrant shops of Ke...

Kitchen 13.75 Ft x 8.67 Ft
Dining room 18.67 Ft x 13.75 Ft
Living room 18.00 Ft x 13.75 Ft
Foyer 13.42 Ft x 4.25 Ft
2pc Bathroom 7.42 Ft x 2.83 Ft
4pc Bathroom 11.08 Ft x 4.92 Ft

Primary Bedroom 13.67 Ft x 10.42 Ft
Bedroom 10.67 Ft x 10.42 Ft
4pc Bathroom 6.83 Ft x 6.33 Ft
Other 14.25 Ft x 13.42 Ft
Other 10.00 Ft x 9.42 Ft
Other 10.17 Ft x 4.67 Ft

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