



## 3412 Parkdale Boulevard Calgary Alberta

\$375,000

Watch the Bow River flow by from your massive wrap around patio at this stunning 2-bedroom, 2-bathroom end unit condo in popular Parkdale! Perfect for entertaining or simply relaxing while taking in the peaceful river scenery & watching the sunset over the trees. With nine-foot ceilings & an open-concept layout, the home is flooded with natural light from the many large windows that surround the spacious living room, complete with a cozy gas fireplace. The kitchen & main living area flow seamlessly, making it perfect for entertaining or relaxing in comfort. The large primary bedroom features a private 3-piece ensuite, while the second bedroom & additional full bath with jetted tub/shower combo provide plenty of space for family or guests. Recent updates include hardwood flooring & a stylish tile surround in the main bathroom. Enjoy the convenience of a titled, underground heated parking stall with a storage unit at the front of the stall, plus an unbeatable location -- just minutes to the University of Calgary, Foothills Hospital, Market Mall, University District, & with easy access to downtown & the mountains. Just steps to Angel's Cafe, Lic's Ice Cream, Lazy Loaf & Kettle & so much more! Located directly across from the Bow River & pathway system, this bright & airy unit offers the perfect blend of urban convenience & natural beauty. You'll love living here!! (id:6769)

Kitchen 12.33 Ft x 9.75 Ft

Living room 16.08 Ft x 14.25 Ft

Primary Bedroom 15.75 Ft x 12.58 Ft

3pc Bathroom Measurements not available

Bedroom 11.75 Ft x 8.25 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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