



# 3446 Parkdale Boulevard Calgary Alberta

\$1,225,000

Enjoy the very best, unobstructed river and valley views every single day! This riverfront lot in Parkdale's most sought after "Golden Triangle" is the location coveted by those in the know as it offers an unbeatable combination of natural beauty and inner-city access and amenities. The Bow River and extensive pathway system are just steps away, and the NW inner city location means a quick commute to the Foothills and Children's hospitals, the University of Calgary, the downtown core, and the mountains! With a total of 4 bedrooms and 4 bathrooms, walk-out lower level, and 3 beautiful outdoor living spaces designed to maximize summertime enjoyment, as well as ICF foundation and concrete walls and floors, this is one of the most soundly built homes you will find...quiet, warm and solid throughout! Remodelled in 2019 with a gorgeous new kitchen with quartz counters and gas cooktop, vinyl plank flooring, gas fireplace with new surround and mantle and floor to ceiling windows to really take in the views, the main floor will be the family favorite place to be. The upper level has 3 bedrooms including the master complete with dream ensuite with 2 sinks, jetted tub and separate tiled shower with massaging jets, walk-in closet, and air conditioning. The fully developed lower walk-out level has great recreation and games room space, built-in bar and wine fridge, 4th bedroom with full ensuite, and great storage options. Enjoy the beautiful front perennial gardens (with irrigation system), private back yard with two sheds and insulated double garage--there is more than enough space for your vehicles and toys here. This home is heated with hydronic in-floor heat throughout and even has a brand-new boiler, hot water tank and heating system to use for years to come (\$55,000), newer roof (2018) and newer TREX decking...there really is nothing left to do but move-in and enjoy a wo...

Family room 33.25 Ft x 12.50 Ft  
 Bedroom 13.17 Ft x 11.25 Ft  
 Other 6.33 Ft x 4.83 Ft  
 Furnace 7.92 Ft x 5.58 Ft  
 Storage 4.33 Ft x 3.58 Ft  
 3pc Bathroom 7.08 Ft x 7.00 Ft

Other 11.00 Ft x 11.00 Ft  
 2pc Bathroom 7.58 Ft x 6.08 Ft  
 Primary Bedroom 13.25 Ft x 11.67 Ft  
 Other 7.58 Ft x 6.58 Ft  
 5pc Bathroom 11.42 Ft x 8.58 Ft  
 Bedroom 11.25 Ft x 9.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX REALTY PROFESSIONALS

<http://realestaterightnow.com>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Living room 16.25 Ft x 12.17 Ft

Kitchen 14.00 Ft x 12.17 Ft

Dining room 12.17 Ft x 10.50 Ft

Foyer 6.25 Ft x 4.58 Ft

Other 5.92 Ft x 4.92 Ft

Bedroom 13.92 Ft x 10.67 Ft

Other 6.33 Ft x 3.17 Ft