



## 3412 Parkdale Boulevard 307 Calgary AB

\$369,500

TWO BEDROOM - TWO BATHROOMS - TWO TITLED HEATED PARKING STALLS - TWO STORAGE. Riverfront pathway location in the community of Parkdale. Maple kitchen cabinets, black appliances with center island. Open concept spacious living room with corner gas fireplace and large windows. Patio doors onto private covered outdoor balcony with BBQ gas hook ups. 9 ft ceilings and separate in floor heat controls. Master bedroom includes 4pc en suite bathroom with jetted tub & separate shower. In suite laundry and storage. Two Titled, heated underground Parking stalls with Two storage lockers. Steps to the river path, close to downtown, U of C. Shows well! Please see full Virtual Tour.

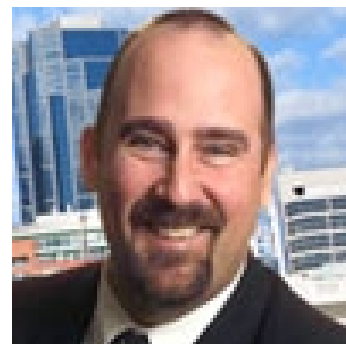
Kitchen 11'11" x 10'

Living Room 14'9" x 13'9"

Master Bedroom 13'9" x 11'1"

Bedroom 10'6" x 9'7"

Laundry Room 6'8" x 5'5"



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