



## 3412 Parkdale Boulevard Calgary Alberta

\$449,900

Beautiful view of the Bow River, an end unit on the Ground Floor with a superior location!! If you're a first-time buyer, an Investor (positive cash flow here!) or a parent wanting a home for your University-bound student, this location meets all your needs. With proximity to the University of Calgary, Foothills Hospital, Tom Baker Centre, Alberta Children's Hospital, Market Mall/Safeway Grocery, a multitude of shopping within the University District and easy access into the Downtown Core or West to the Mountains. Walk, run, bike and more right across the street on the river pathway system!! Spacious 2 bedroom, 2 bath condo available at Hemisphere on the Bow, across the street from the Bow River in Parkdale. Great proximity to walk paths, the Foothills Hospital, and local shops, and not too far from Market Mall and Kensington. Washer & Dryer AS IS. WRAP AROUND COVERED BALCONY size 491 sq.ft. The Unit comes with titled underground parking. Call your favourite realtor for a showing. (id:6769)

Other 12.08 Ft x 12.00 Ft

Other 12.08 Ft x 11.50 Ft

Other 13.58 Ft x 9.25 Ft

Other 13.17 Ft x 6.42 Ft

Other 4.00 Ft x 3.75 Ft

4pc Bathroom 11.33 Ft x 4.92 Ft

Primary Bedroom 13.67 Ft x 11.75 Ft

3pc Bathroom 8.00 Ft x 4.92 Ft

Laundry room 6.83 Ft x 2.67 Ft

Bedroom 11.83 Ft x 8.33 Ft

Kitchen 9.92 Ft x 12.25 Ft

Living room 16.25 Ft x 14.25 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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