



3412 Parkdale Boulevard Calgary Alberta

\$365,000

Look no further! This freshly painted, move-in-ready 2-bedroom, 2-bath home is ideally located directly across from the river pathway—outside of both the flood and flood fringe zones—and offers quick access to downtown and a straight shot to the mountains. Enjoy a vibrant lifestyle with top amenities nearby including Foothills Hospital, Market Mall, the University District, Angel's Cafe, Lic's Ice Cream, and the Lazy Loaf and Kettle. Inside, the open-concept main living area is designed for entertaining, featuring a spacious kitchen with an oversized eating island, abundant counter space, and a cozy corner gas fireplace that sets the perfect ambiance. From the living room, step out to your massive private patio, partially covered for year-round enjoyment. The generous primary suite includes a large custom organizer closet and a 4-piece ensuite with jetted tub. A second bedroom with its own custom closet, a 3-piece bathroom, and in-suite laundry complete this well-designed floor plan. Added value comes with a titled heated underground parking stall, a storage locker, and access to a secure common bike storage room. This home truly has it all—you'll love living here! (id:6769)

Living room 14.00 Ft x 11.58 Ft

Eat in kitchen 11.17 Ft x 8.67 Ft

Primary Bedroom 14.00 Ft x 12.08 Ft

4pc Bathroom 8.08 Ft x 5.33 Ft

Bedroom 13.67 Ft x 9.33 Ft

3pc Bathroom 6.00 Ft x 5.67 Ft

Laundry room 3.00 Ft x 3.00 Ft

Furnace 4.67 Ft x 2.17 Ft

Other 7.08 Ft x 3.75 Ft

Listing Presented By:



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