



## 3412 Parkdale Boulevard Calgary Alberta

\$369,800

Located directly across from the Bow River and its' extensive pathway system, this spacious 900 Sqft sun filled 2 bedroom / 2 bathroom corner unit features 9 foot ceilings and an open concept layout. The kitchen and main living area flow seamlessly, making it perfect for entertaining. The large primary bedroom has a private 4-piece ensuite and walk-in closet, while the second bedroom & additional full 2-piece bathroom provide plenty of space for family or guests. The large balcony with BBQ gas line is where you'll find additional secured storage. With winter right around the corner, you'll love the convenience of titled and heated underground parking and the bonus of assigned storage adjacent to the parking stall. The ideal balance of urban convenience and natural beauty is the holy grail of modern living, and a select few communities around Calgary have mastered it as flawlessly as Parkdale has. If you are looking for a neighborhood where world-class amenities sit right on the edge of raw, breathtaking nature, this standout location will deliver the best of both worlds. (id:6769)

Foyer 3.83 Ft x 5.08 Ft

Other 14.25 Ft x 8.58 Ft

Living room 14.25 Ft x 14.33 Ft

Primary Bedroom 11.50 Ft x 13.25 Ft

Other 5.00 Ft x 4.17 Ft

Bedroom 12.25 Ft x 9.33 Ft

Other 3.83 Ft x 5.17 Ft

Laundry room Measurements not available

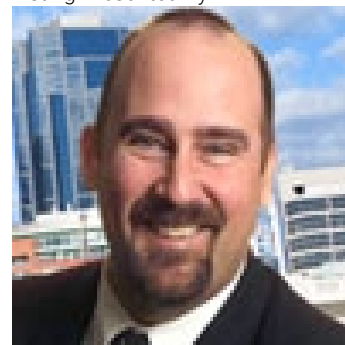
4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Storage 3.50 Ft x 6.50 Ft

Other 11.75 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://garyadamoteam.com/>

**RE/MAX Realty Professionals**

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