

# \$420,000 - 201, 3412 Parkdale Boulevard Nw, Calgary

MLS® #A2233502

**\$420,000**

2 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.00 Acres

Parkdale, Calgary, Alberta

Experience elevated living in this luxurious, fully renovated 2-bedroom, 2-bathroom apartment in one of NW Calgary's most coveted riverfront locations. Every detail in this home exudes quality and style, from the brand-new, high-end kitchen featuring a built-in oven, range, and modern finishes, to the seamless vinyl plank flooring that flows throughout. Designed for both elegance and convenience, this unit also includes a state-of-the-art, on-demand hot water heater, ensuring modern comfort at every turn. Step into an open, airy space with 9' ceilings and abundant natural light that highlights the chic, contemporary finishes. The spacious living area, complete with a cozy gas fireplace, creates a warm ambiance, perfect for relaxation or entertaining. The primary bedroom offers a luxurious retreat, featuring a beautifully appointed 4-piece ensuite and an expansive walk-in closet, while the second bedroom provides a versatile space for guests or a private office. Enjoy outdoor living on your private deck, equipped with a gas BBQ hookup, where you can unwind and take in the views. This prestigious, pet-friendly complex offers a host of premium amenities, including heated underground parking and an additional storage locker. Nestled close to downtown, U of C, Foothills & Children's Hospitals, and right across from the tranquil pathways along Bow River, this residence provides the ultimate blend of luxury, convenience, and natural beauty. Don't miss this rare opportunity to



own a meticulously upgraded home in an unrivaled location!

Built in 1999

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2233502          |
| Price          | \$420,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 896               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 201, 3412 Parkdale Boulevard Nw |
| Subdivision | Parkdale                        |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2N 3T4                         |

**Amenities**

|                |                     |
|----------------|---------------------|
| Amenities      | Elevator(s)         |
| Parking Spaces | 1                   |
| Parking        | Titled, Underground |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Elevator, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Storage               |
| Appliances        | Built-In Oven, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Built-In Range |
| Heating           | In Floor, Natural Gas   |
| Cooling           | None  |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| # of Stories    | 4                |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Lighting, Other |
| Construction      | Stucco, Wood Frame                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 9               |
| Zoning         | M-C2            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.