



GRASSROOTS

REALTY GROUP

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**3012 Parkdale Boulevard NW
Calgary, Alberta**

MLS # A2293657

\$814,500



Division:	Parkdale		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,676 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane, Flat	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: Window Coverings

****OPEN HOUSE: May 2 - 12:00 PM to 2:00 PM **BOW RIVER VIEWS | ***ROOFTOP PATIO ***| 2-BED | 2.5 BATH | DOUBLE ATTACHED GARAGE | LOW CONDO FEES | DESIGNER UPGRADES | PRIME INNER-CITY LOCATION.**** Breathtaking views of the Bow River define this 1,676 sq ft townhome in The Henry, one of Parkdale's most sought-after modern brownstones. The bright open main level captures river and pathway views through large front windows and features a designer kitchen with full-height cabinetry, quartz counters, stainless steel appliances and a large island that connects seamlessly to the dining and living areas. Upstairs, both bedrooms include walk-in closets and private ensuites, including a primary suite overlooking the river. The private rooftop patio with sunny southwest exposure creates an incredible outdoor space for relaxing or entertaining while taking in the Bow River setting. The entry level offers a versatile flex space ideal for a home office or gym, plus a double attached garage with additional storage. Located directly across from the Bow River pathway system and minutes to Foothills Hospital, the University District and downtown. Opportunities to own a river-facing brownstone with a rooftop patio in The Henry rarely become available. Book your private showing today.