



GRASSROOTS
REALTY GROUP

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305, 3412 Parkdale Boulevard NW
Calgary, Alberta

MLS # A2349297



\$369,800

Division:	Parkdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	899 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

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.