\$375,000 - 107, 3412 Parkdale Boulevard Nw, Calgary

MLS® #A2260538

\$375,000

2 Bedroom, 2.00 Bathroom, 848 sqft Residential on 0.00 Acres

Parkdale, Calgary, Alberta

Look no further! This freshly painted, move-in-ready 2-bedroom, 2-bath home is ideally located directly across from the river pathwayâ€"outside of both the flood and flood fringe zonesâ€"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 Café, 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 allâ€"you'II love living here!







Built in 1999

Essential Information

MLS® # A2260538

Price \$375,000

2

Bedrooms

Bathrooms 2.00

Full Baths 2

Square Footage 848

Acres 0.00

Year Built 1999

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 107, 3412 Parkdale Boulevard Nw

Subdivision Parkdale
City Calgary
County Calgary
Province Alberta

Postal Code T2N 3T4

Amenities

Amenities Elevator(s), Trash, Secured Parking

Parking Spaces 1

Parking Parkade, Titled

Interior

Interior Features Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen

Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz

Counters, Storage

Appliances See Remarks

Heating In Floor, Natural Gas

Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

of Stories 4

Exterior

Exterior Features BBQ gas line, Courtyard, Covered Courtyard

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Mixed

Foundation Poured Concrete

Additional Information

Date Listed October 7th, 2025

Days on Market 9

Zoning M-C2

Listing Details

Listing Office RE/MAX Rocky View Real Estate

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