

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

MLS® #A2260538

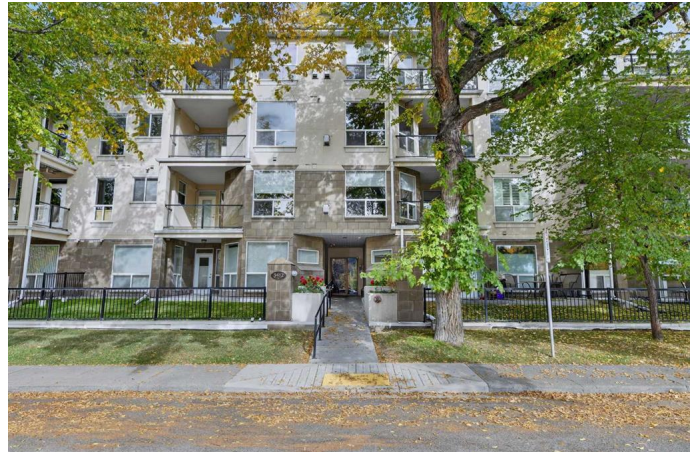
\$375,000

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 pathway—outside of both the flood and flood fringe zones—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 all—you'll love living here!



Built in 1999

Essential Information

MLS® #

A2260538

Price	\$375,000
Bedrooms	2
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
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Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	2
Zoning	M-C2

Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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