

**201, 3412 Parkdale Boulevard NW**  
**Calgary, Alberta**

**MLS # A2178308**



**\$459,900**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	896 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 602
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** None

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!