

**6, 3402 Parkdale Boulevard NW
Calgary, Alberta**

MLS # A2306943



\$289,900

Division:	Parkdale		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 777
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions: Island Bar Stools x 2

Welcome home to this beautiful, south-facing 2 bedroom apartment with breathtaking views of the Bow River! Perfectly situated in the highly sought-after community of Parkdale, this residence offers an exceptional lifestyle surrounded by fabulous schools + scenic parks, and the famous Bow River walking / biking path right outside your front door. Enjoy the convenience of nearby trendy shops, restaurants, and a wide array of amenities! Lovingly maintained over the years, this home showcases numerous thoughtful updates throughout. Highlights include a spacious, light-filled floor plan with sunny southern exposure, a stunning contemporary kitchen featuring stainless steel appliances and an island with seating for two, plus warm laminate flooring throughout. The home also features a beautifully updated four-piece bathroom, in-suite laundry, and a cozy wood-burning fireplace—perfect for relaxing evenings. Step outside onto the large south-facing balcony and take in the serene river views—an ideal space for morning coffee or evening beverages with friends / family. Additional perks include a secure underground parking stall, ample guest parking nearby and fantastic neighbors. Don't miss this incredible opportunity—this home won't last long! Contact your Realtor today to book your private showing, and be sure to explore the 3D tour and multimedia links for a complete online experience. :0)