

# \$299,900 - 8, 3402 Parkdale Boulevard Nw, Calgary

MLS® #A2220338

**\$299,900**

2 Bedroom, 1.00 Bathroom, 965 sqft

Residential on 0.00 Acres

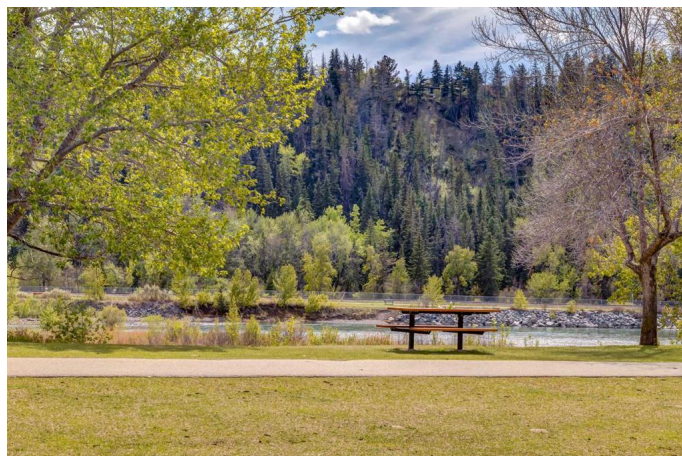
Parkdale, Calgary, Alberta

Welcome to the "Parkdale Golden Triangle" , an idyllic residential alcove that enjoys the best Bow River access, and this unit savours front row views of the parks, path and river. Stroll to Angels Cafe and Edworthy Park to the west, roll or ride east for a quick scenic route to the downtown core, or head up the hill to the NorthWest Medical centers! This location enjoys ease of access to the city and quick access to head to the mountains. This unit shows well, with hardwood floors, an updated kitchen with butcher block counters and newer appliances, there is a wood-burning fireplace and a light and bright patio door to a spacious outside balcony that enjoys river views. The bathroom is updated, with fresh paint and fixtures and 2 spacious bedrooms. The condo also enjoys underground heated parking and has room for extra storage. The exterior has been recently upgraded on the building and this is a well-managed and cared-for property.

Built in 1980

## Essential Information

MLS® #	A2220338
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	965
Acres	0.00



Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	8, 3402 Parkdale Boulevard Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3T4

### **Amenities**

Amenities	None
Utilities	Natural Gas Paid, Garbage Collection, Heating Paid For, See Remarks, Water Not Paid
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Garden, Storage
Roof	Rubber
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	11
Zoning	M-C2
HOA Fees	913
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Real Broker
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