

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

MLS® #A2220338

**\$299,900**

2 Bedroom, 1.00 Bathroom, 965 sqft

Residential on 0.00 Acres

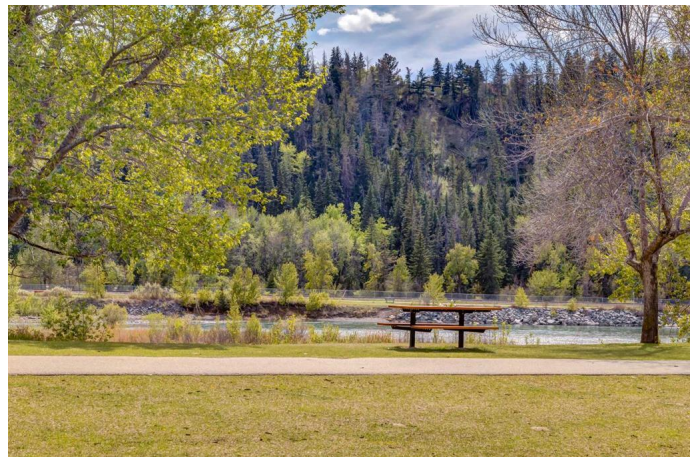
Parkdale, Calgary, Alberta

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      | Garbage Collection, Heating Paid For, See Remarks, Water Paid For |
| 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 | 35   |
| Zoning         | M-C2 |
| HOA Fees Freq. | MON  |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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