



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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201, 3412 Parkdale Boulevard NW
Calgary, Alberta

MLS # A2233502



\$385,000

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 602
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Jetted Tub, Kitchen Island, 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 mostcoveted 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 alsoincludes a state-of-the-art, on-demand hot water heater, ensuring modern comfort at every turn. Step into an open, airy space with 9’squo; ceilings and abundant natural light that highlights the chic, contemporary finishes. The spacious living area, complete with a cozy gas fireplace, creates a warmambiance, perfect for relaxation or entertaining. The primary bedroom offers a luxurious retreat, featuring a beautifully appointed 4-piece ensuite andan expansive walk-in closet, while the second bedroom provides a versatile space for guests or a private office. Enjoy outdoor living on your privatedeck, equipped with a gas BBQ hookup, where you can unwind and take in the views. This prestigious, pet-friendly complex offers a host of premiumamenities, 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’squo;t miss this rare opportunity to own a meticulously upgraded home in an unrivaled location!