

# \$735,000 - 3020 Parkdale Boulevard Nw, Calgary

MLS® #A2103607

## \$735,000

2 Bedroom, 3.00 Bathroom, 1,666 sqft

Residential on 0.02 Acres

Parkdale, Calgary, Alberta

River view, double attached garage, minutes from downtown, seconds from Crowchild, brick exterior, rooftop patio - There is no other listing like this in Calgary. 4 floors in total: Ground floor with garage (includes 2 EV charging ports) and multi-purpose room. Main floor with open concept living, dining and kitchen. Second floor with 2 bedrooms (including walk-in closets), 2 ensuite, laundry, and lots of storage. Top floor with private rooftop patio that includes electrical, water, gas connections, and the AC unit. Main, second, and patio all have beautiful views of the Bow River. This Parkdale complex has guest parking available on Parkdale Lane, and is walking distance to the Foothills Hospital, Westmount Charter School and commercial areas such as Parkdale Plaza (Lazy Loaf Cafe) and Kensington. This unit has had one owner/family living in it since its build, and has been kept in a wonderful condition. It is ideal for home owners or for a rental property investment.

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2103607  |
| Price      | \$735,000 |
| Sold Price | \$715,000 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,666         |
| Acres          | 0.02          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3020 Parkdale Boulevard Nw |
| Subdivision | Parkdale                   |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2N5B3                     |

### Amenities

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Amenities      | Visitor Parking                                                        |
| Parking Spaces | 2                                                                      |
| Parking        | Double Garage Attached, In Garage Electric Vehicle Charging Station(s) |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Separate Entrance                                                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Oven, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                             |
| Cooling           | Central Air                                                                                                          |
| Basement          | None                                                                                                                 |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Private Entrance  |
| Lot Description   | Back Lane, Views  |
| Roof              | Flat              |
| Construction      | Brick, Wood Frame |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2024 |
| Date Sold      | March 1st, 2024    |
| Days on Market | 29                 |
| Zoning         | DC                 |
| HOA Fees       | 0.00               |

**Listing Details**

Listing Office            The Real Estate Company

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