

\$825,000 - 3035 Parkdale Lane Nw, Calgary

MLS® #A2161509

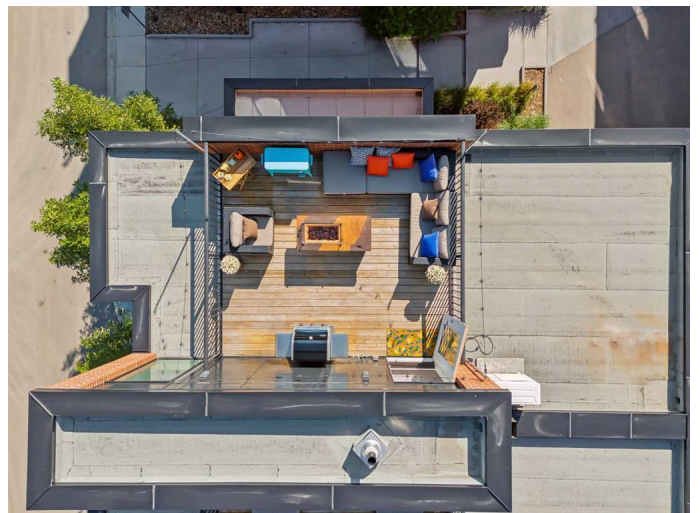
\$825,000

2 Bedroom, 3.00 Bathroom, 1,622 sqft

Residential on 0.01 Acres

Parkdale, Calgary, Alberta

Introducing The Henry, offering rare and coveted corner unit brownstone brick townhome living on the river in desirable Parkdale. Luxury across 3 levels including an amazing rooftop patio with views. Built by Brookfield Residential in 2015 this intimate and boutique complex offers an undeniably great location with close proximity to river pathways, downtown, the U of C and Foothills Hospital. This home is North facing onto a private and manicured paved back lane away from the hustle and bustle of Parkdale Boulevard. You are greeted with a quaint front patio the leads you to the entry with custom sliding doors to partition off the den/gym/office space. The main level features additional storage and access to the attached double car garage with additional ceiling storage rack. The second level features a bright and open concept floorplan with windows on three sides. Beautiful aesthetics including a modern kitchen, quartz countertops with eating bar, stainless appliances, modern farmhouse pendants, tiled backsplash all combined with form and functionality including pantry area and bar nook. Hand scraped oak hardwood adorns the whole second level and extends to the dining area with matching pendants and living area with perfect wall mounted TV placement and custom wall mounted cabinetry beneath. Unobstructed views to the North and lovely privacy with mature trees. The third level features both bedrooms including primary retreat facing the private treed lane. The



primary oasis includes custom California Closet built-ins and custom wallpaper. The ensuite includes quartz countertops with dual sinks, tiled floors and tiled shower with 10 mil glass insert. This level features a laundry area with drying rack and custom cabinetry. The second bedroom with walk-in closet has access to the 4-piece bath. The private 4th level features a summer retreat with large rooftop patio with views to the North. The patio features a water and gas line and electrical outlets for summer entertaining. This stunning corner unit townhome is a rare offering for discerning purchasers and won't last long. Book your viewing today!

Built in 2015

Essential Information

MLS® #	A2161509
Price	\$825,000
Sold Price	\$828,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,622
Acres	0.01
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	3035 Parkdale Lane Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2N5B3
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Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central, Forced Air
Cooling	Central Air, Rooftop
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Low Maintenance Landscape, Landscaped
Roof	Flat Torch Membrane
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 20th, 2024
Days on Market	15
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Rimrock Real Estate
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