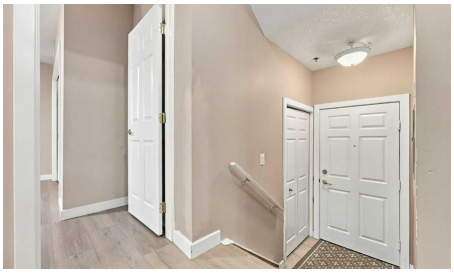
101 3412 Parkdale Boulevard NW

Calgary | Active | MLS® A2358106

$348,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1999**	**889.57 sq. ft.**

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Listed by CIR Realty

A closer look

Parkdale - #101, 3412 Parkdale Boulevard NW: Steps from the Bow River, this quiet end unit at Hemisphere on Bow offers 889 sq ft of bright, well-designed living space with 2 bedrooms, 2 bathrooms, in-suite laundry, and titled underground parking. This spacious ground-floor home features an open L-shaped kitchen with room for a dining table, and a living room with a gas fireplace and direct access to the wraparound patio which provides two levels of outdoor entertaining space. Watch the sunset on your patio while enjoying river and pathway views. The large primary bedroom includes a 3-piece ensuite with a walk-in glass shower. A second bedroom and a 4-piece main bathroom complete the unit. Recent updates include plank flooring throughout. This unit is perfectly situated in the highly desirable community of Parkdale, just steps from the Bow River pathway system and the Lazy Loaf & Kettle. This bright home seamlessly blends natural beauty with city convenience, with easy access to the University of Calgary, Foothills Hospital, Market Mall, and the vibrant University District, plus quick routes to both downtown Calgary and the Rocky Mountains.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358106
Bedrooms	2
Bathrooms	2
Year Built	1999
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	889.57 sq. ft.
Main Level Finished Area:	889.57 sq. ft.

Condo Fee:	$632.81
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Trash
Front Exposure:	South
Unit Exposure:	East, North
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	4
Year built:	1999 (Age: 27)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9913090
Heating:	In Floor
New Constr.:	No
Construction Material:	Stucco, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Hardwood, Vinyl Plank
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Hemisphere On Bow
Community:	Parkdale (Calgary)
Amenities:	Elevator(s), Secured Parking, Storage
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Cats OK, Dogs OK, Yes
Main Floor	Kitchen With Eating Area · 12'7" × 9'9" ·
Main Floor	Living Room · 16'2" × 14'3" ·
Main Floor	Bedroom - Primary · 15'10" × 12'3" ·
Main Floor	Bedroom · 11'9" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Other, Patio, Wrap Around

Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-3412-parkdale-boulevard-nw-calgary-a2358106/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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