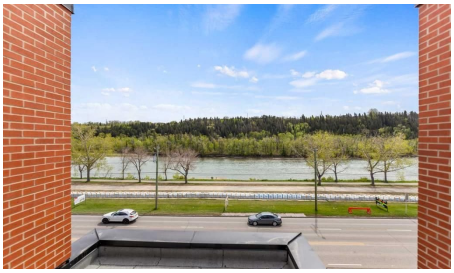
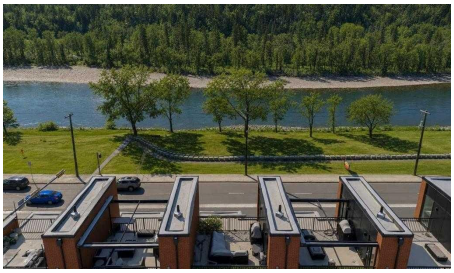
3040 Parkdale Boulevard NW

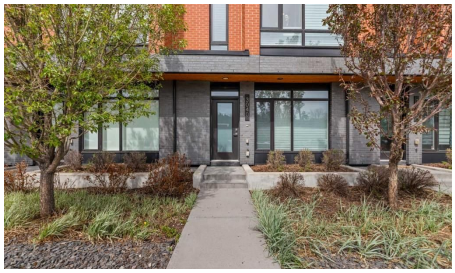
Calgary | Active | MLS® A2344228

$749,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2015**	**1,656 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Meet Henry! The sophisticated townhome overlooking the Bow River on Parkdale Blvd. The ground level has the perfect office space for professionals working from home. On the second level is the main living space with a bright open floor plan and engineered hardwood through. The kitchen and dining area will instantly have you dreaming of hosting future dinner parties. With its vast counter space, full height cabinets, and ample storage, the kitchen is just as practical as it is stylish. In the living room, you'll fall in love with the southern unobstructed river view. The next level up has a generous master bedroom that can easily accommodate a king bed. Along with a walk-in closet, you'll also find an ensuite that offers an tiled full-size shower and dual sink vanity. The secondary bedroom also has its own walk-in closet and clever cheater ensuite. Also on this level is a closet with a full-sized stacked laundry pair and an additional linen closet. During the summer months, you'll want to spend your days up on the private rooftop patio. The handsome brick facade provides privacy and shelters you all while still being able to enjoy the sun and views. The convenient double attached garage has built-in shelving on the sides to handle all your gear.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344228
Bedrooms	2
Bathrooms	3
Year Built	2015
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,656 sq. ft.
Main Level Finished Area:	263 sq. ft.

Upper Level Finished Area:	1,393 sq. ft.
Condo Fee:	$333.29
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2015 (Age: 11)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1611297
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	The Henry
Community:	Parkdale (Calgary)
Amenities:	None
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	na
Restrictions:	Call Lister
Pets Allowed:	Yes
Main Floor	Living Room · 10'1" × 9'4" ·
2nd Floor	Dining Room · 13'9" × 9' ·
2nd Floor	Family Room · 15'8" × 13'8" ·
2nd Floor	Kitchen · 13'9" × 8'8" ·
3rd Floor	Laundry · 5'7" × 3' ·
3rd Floor	Bedroom - Primary · 13'8" × 10'5" ·
3rd Floor	Bedroom · 10'7" × 10'5" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Exterior Features:	BBQ gas line
Patio And Porch Features:	Rooftop Patio, See Remarks
Lot Features:	Creek/River/Stream/Pond, Landscaped, Low Maintenance Landscape, Street Lighting, Waterfront
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3040-parkdale-boulevard-nw-calgary-a2344228/

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

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