305 3412 Parkdale Boulevard NW

Calgary | Active | MLS® A2349297

$369,800









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1999**	**899 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Located directly across from the Bow River and its' extensive pathway system, this spacious 900 Sqft sun filled 2 bedroom / 2 bathroom corner unit features 9 foot ceilings and an open concept layout. The kitchen and main living area flow seamlessly, making it perfect for entertaining. The large primary bedroom has a private 4-piece ensuite and walk-in closet, while the second bedroom & additional full 2-piece bathroom provide plenty of space for family or guests. The large balcony with BBQ gas line is where you'll find additional secured storage. With winter right around the corner, you'll love the convenience of titled and heated underground parking and the bonus of assigned storage adjacent to the parking stall. The ideal balance of urban convenience and natural beauty is the holy grail of modern living, and a select few communities around Calgary have mastered it as flawlessly as Parkdale has. If you are looking for a neighborhood where world-class amenities sit right on the edge of raw, breathtaking nature, this standout location will deliver the best of both worlds.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349297
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:	899 sq. ft.
Main Level Finished Area:	899 sq. ft.
Condo Fee:	$632.87

Condo Fee Includes:	Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	5
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, Natural Gas
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	1

Fireplace Details:	Family Room, Gas, Mantle
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Titled, 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:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Foyer · 5'1" × 3'10" ·
Main Floor	Kitchen With Eating Area · 14'3" × 8'7" ·
Main Floor	Living Room · 14'4" × 14'3" ·
Main Floor	Bedroom - Primary · 13'3" × 11'6" ·
Main Floor	Bedroom · 12'3" × 9'4" ·
Main Floor	Walk-In Closet · 5' × 4'2" ·
Main Floor	Walk-In Closet · 5'2" × 3'10" ·
Main Floor	Laundry · Measurements not available ·
Main Floor	Storage · 6'6" × 3'6" ·

Main Floor	Balcony · 11'9" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Waterfront Features:	River Front
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-3412-parkdale-boulevard-nw-calgary-a2349297/

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