7 3402 Parkdale Boulevard NW

Calgary | Active | MLS® A2347554

$199,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1980**	**1,082.24 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sotheby's International Realty Canada

A closer look

Welcome to Parkdale Boulevard - Where River Views and Tranquility Meet
Experience truly breathtaking, unobstructed river views from this exceptional two-bedroom condo in one of Parkdale's most sought-after buildings. Peaceful, quiet, and surrounded by nature, this is a location you'll never regret-step outside your door and enjoy endless strolls along the river pathways and scenic river walk.
Inside, the spacious primary bedroom offers a private cheater ensuite, creating a perfect retreat. The living room exudes a true mid-century modern vibe, featuring generous proportions and large sliding glass doors that open to a beautiful river-facing deck-an ideal spot to relax, unwind, and take in the view.
The expansive kitchen includes a welcoming dining area, perfect for entertaining, while a cozy wood-burning fireplace adds warmth and character to the home. These units rarely come available and are highly coveted for both their design and their unbeatable setting.
Complete with your own parking stall and an unbeatable location, this is a rare opportunity to own a riverfront lifestyle in Parkdale.
Don't miss your chance-homes like this don't come up often.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347554
Bedrooms	2
Bathrooms	1
Year Built	1980
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:	1,082.24 sq. ft.

Condo Fee:	$1,006.00
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1980 (Age: 46)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8011254
Heating:	Baseboard
New Constr.:	No
Construction Material:	Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Linoleum, Tile
Cooling:	None

Fireplaces:	1
Fireplace Details:	Brick Facing, Living Room, Mantle, Raised Hearth, Wood Burning
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Parkdale Point
Community:	Parkdale (Calgary)
Amenities:	None
Appliances:	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 10'8" × 10'2" ·
Main Floor	Dining Room · 10'6" × 6'10" ·
Main Floor	Living Room · 18'2" × 15'4" ·
Main Floor	Bedroom - Primary · 14'7" × 12'11" ·
Main Floor	Bedroom · 14'3" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Balcony

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7-3402-parkdale-boulevard-nw-calgary-a2347554/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.