

3043 Parkdale Lane NW
Calgary, Alberta

MLS # A2209485



\$829,000

Division:	Parkdale		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,648 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Brick	Zoning:	DC
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions: all window coverings, wall mount in living room

Nestled in the heart of Parkdale, this exquisite brownstone offers luxurious urban living with a stunning rooftop patio that overlooks the tranquil Bow River. Featuring a double attached garage, this home is perfectly situated across from the Bow River Pathway, offering easy access to nature and recreation. Upon entry, you are greeted by a spacious den with tile floor, ideal for a home office or workout area. The main level boasts gleaming hardwood floors and an open-concept layout that seamlessly connects the living room, dining room, and a gourmet kitchen. The kitchen itself is a chef's dream, with QUARTZ countertops, a TILE backsplash, STAINLESS STEEL appliances including a gas stove, a stylish breakfast bar, and chic cabinets. With two large pantries and an additional small pantry that can be converted into a bar, it's perfectly equipped for entertaining. Upstairs, you'll find two inviting bedrooms, including a master suite complete with a walk-in closet and a luxurious ensuite featuring a double vanity, QUARTZ countertops, a glass-enclosed shower, and TILE flooring. The main bathroom also impresses with QUARTZ countertops, a TILE floor, and a tub/shower with tile surround. The highlight of this residence is undoubtedly the expansive rooftop patio, providing a private oasis with stunning views over the Bow River. EXTRA FEATURES: Enjoy the additional patio at the front entrance, garage sensor for opening & closing remotely, A/C, a central vac system, top down/bottom up in living room & bedroom, blackout blinds in bedrooms, and extra storage built into the ceiling of the garage. The gas BBQ hookup and the built-in garage storage add further convenience. Despite its serene setting, the property is close to public transportation, the Bow River Pathway, and the vibrant shops of Kensington, while being walking distance of Foothills Hospital and the

Alberta Children's Hospital. Seize the opportunity to own this exceptional brownstone in a prime location, offering both tranquility and urban convenience.