

# \$749,900 - 3043 Parkdale Lane Nw, Calgary

MLS® #A2209485

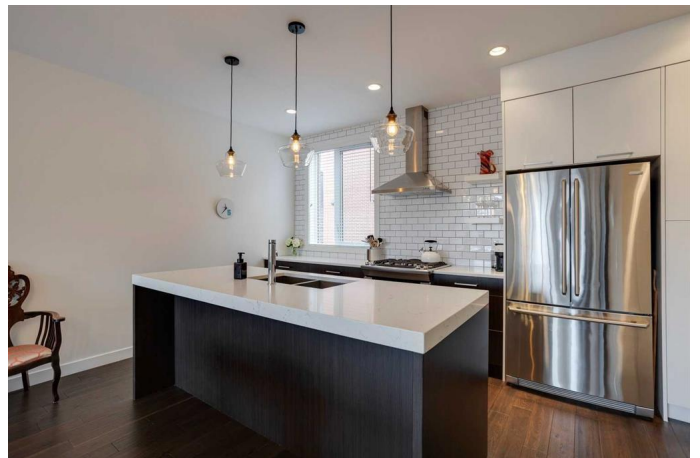
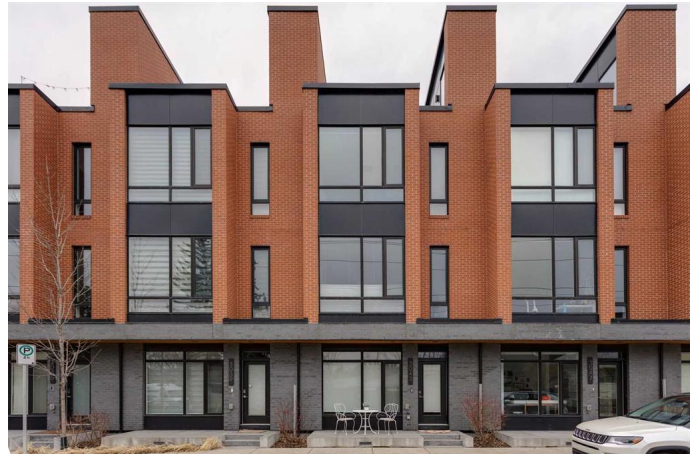
**\$749,900**

2 Bedroom, 3.00 Bathroom, 1,648 sqft

Residential on 0.02 Acres

Parkdale, Calgary, Alberta

Located in the vibrant heart of Parkdale, this exquisite brownstone features a ROOFTOP PATIO with stunning river views, 2 BEDROOM + A SPACIOUS DEN and is just steps away from the Bow River Pathwayâ€”offering the ultimate in luxurious urban living. 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, 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, itâ€™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, 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.

Built in 2015

### **Essential Information**

MLS® #	A2209485
Price	\$749,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.02
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	3043 Parkdale Lane Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 5B3

## Amenities

Amenities	Parking, Snow Removal, Visitor Parking, Roof Deck
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Flat
Construction	Brick
Foundation	Wood

## Additional Information

Date Listed	April 10th, 2025
Days on Market	80
Zoning	DC

## Listing Details

Listing Office	RE/MAX Realty Professionals
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