

\$574,998 - 406, 3412 Parkdale Boulevard Nw, Calgary

MLS® #A2256046

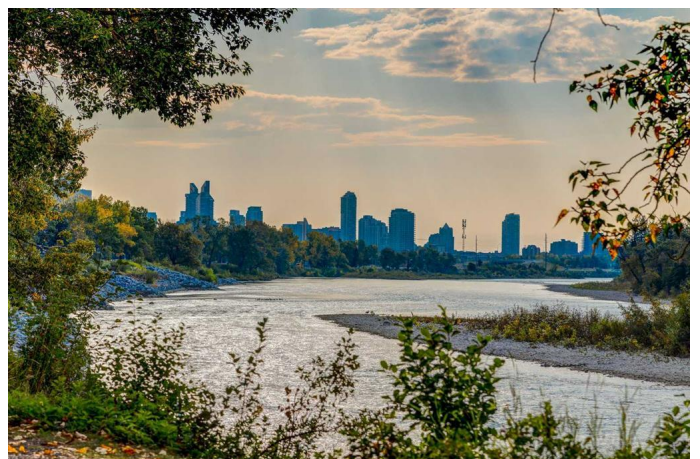
\$574,998

2 Bedroom, 3.00 Bathroom, 1,302 sqft

Residential on 0.00 Acres

Parkdale, Calgary, Alberta

Welcome to Hemisphere on the Bow, a well-maintained and exclusive low-rise condominium building located on a quiet street on the banks of the Bow River. Imagine walking out your front door and stepping onto the pathways and green spaces that run along this stunning waterway! This top-floor, two-story unit offers over 1,300 SF of living space, a main-floor primary bedroom, three full bathrooms and two titled underground parking spaces. Vaulted ceilings adorn nearly every room in this spacious unit and combined with the numerous oversized windows and unobstructed view, natural light fills the home throughout the day. The open-plan kitchen boasts white cabinets, granite countertops, stainless steel appliances and a furniture-style island that offers additional seating and storage. A cozy family room features an elegant corner fireplace and access to the very large rear deck where you can enjoy the expansive view across the neighborhood to the Foothills Medical Centre. A "flex"™ room is accessible from the kitchen through French doors and is ideal for a home office or a formal dining room. A full bathroom across the hall also makes this room an option for an additional bedroom. The roomy primary suite includes a large closet and an elegant ensuite bathroom with a jetted soaker tub and separate shower. The upper-level loft is extremely spacious and includes a full bathroom and laundry room, making this space ideal for an additional bedroom, a



playroom, a second family room, a home gym, a hobby room or a home office. There is no limit to what you can do with this fantastic space. Walk to Licâ€™s Ice Cream, the Lazy Loaf and Kettle and Avatara Pizza, drive five minutes to Market Mall, commute downtown in no time via car, transit or bike or simply enjoy the many outdoor spaces this incredible community has to offer.

Built in 1999

Essential Information

MLS® #	A2256046
Price	\$574,998
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,302
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	406, 3412 Parkdale Boulevard Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3T4

Amenities

Amenities	Elevator(s), Secured Parking, Storage, Trash
Parking Spaces	2
Parking	Titled, Underground

Interior

Interior Features	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stucco, Wood Frame

Additional Information

Date Listed	September 22nd, 2025
Zoning	M-C2

Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

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