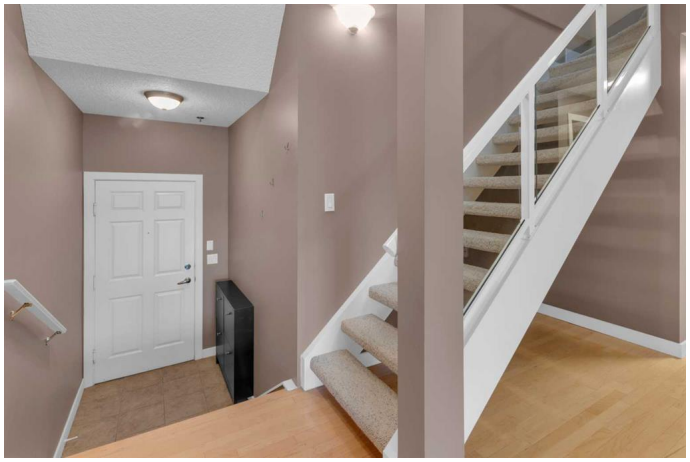
$515,000 - 407, 3412 Parkdale Boulevard Nw, Calgary

MLS® #A2265086

$515,000
1 Bedroom, 3.00 Bathroom, 1,518 sqft
Residential on 0.00 Acres

Parkdale, Calgary, Alberta



Welcome to The Hemisphere on the Bow, a quiet, well-managed, pet friendly, 28-unit building perfectly located just steps from the Bow River and the river pathway system! This top-floor, two-storey condo offers 1 bedroom plus loft, 3 full bathrooms, a very large in-suite storage room, titled underground parking and a storage locker. This well cared for condo features an open concept main level with a spacious kitchen with granite countertops, wood cabinetry, raised breakfast bar & stainless steel appliances. The kitchen opens onto the dining room, as well as onto the living room with vaulted ceilings, large windows, a gas fireplace & the patio door out to the roomy deck with gas hook up for your bbq. The main-floor primary bedroom is a standout, featuring vaulted ceilings, oversized windows, a walk-in closet, and an ensuite with a jetted tub, separate shower, and extended vanity offering ample counter and storage space. Completing the main level is a second full bathroom, a laundry area with stacked washer and dryer, and a convenient walk-in storage/coat room near the foyer. The upper loft level offers incredible versatility, use it as a bedroom, home office, gym, hobby room, or games area. This level also includes a third full bathroom with shower and a rare 10â€™ x 10â€™ storage room. Additional highlights include custom opening and self-closing skylights, a new expansion tank for the in-floor heating system, and a new electric heater in the utility room. One titled underground

parking stall and an assigned storage locker, plus plenty of on-street parking for guests outside the building. Enjoy an unbeatable location close to Edworthy Park, coffee shops, restaurants, and shops, with quick access to the Foothills Hospital, Alberta Childrenâ€™s Hospital, the University of Calgary, and downtown.

Built in 1999

Essential Information

MLS® #	A2265086
Price	$515,000
Bedrooms	1
Bathrooms	3.00
Full Baths	3
Square Footage	1,518
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	407, 3412 Parkdale Boulevard Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3T4

Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
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	October 20th, 2025
Days on Market	7
Zoning	M-C2

Listing Details

Listing Office	RE/MAX Realty Professionals

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