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**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
**T2T 0E3**

**3051 Parkdale LANE NW, Parkdale, Calgary, Alberta, T2N 5B3, Ca**

**MLS®# A1241418**

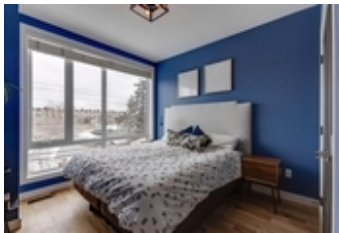
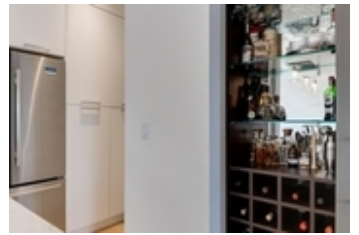


<b>Property Value</b>	\$697,900
<b>Type</b>	Row/Townhouse
<b>Style</b>	3 Storey
<b>Parking</b>	Double Garage Attached
<b>Year Built</b>	2015
<b>Living Area</b>	1,446.98 sq.ft.
<b>Lot Frontage</b>	18.01 ft
<b>Lot Size Area</b>	786 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full & 1 half

## Description

Welcome to The Henry in the beautiful community of Parkdale. Steps away from the river paths, this luxury 3-bedroom + flex den townhome features a double attached garage + a private sunny south facing rooftop patio with river views will have you living your best inner-city life. Enjoy entertaining all year round with a fantastic floorplan with your own private rooftop patio overlooking the river. Located on the quiet side of the complex and not right on the main road, this home is loaded with over 40k of upgrades which have been carefully executed and planned out to ensure no detail was missed some of them include AC, waterfall island, hardwood throughout (no carpet), custom millwork and more. Built by award-winning builder Brookfield Residential this home provides the perfect floorplan for all of your entertaining needs. As you enter the home you will be greeted by a flex room (office/gym/flex bedroom) as well as a double attached garage. Heading up to your main entertaining area, you will find a statement half bath, open concept spacious living space with a chefs' kitchen complete with upgraded high end appliances, storage, a built-in hidden closet bar, plenty of seating and room for your dining table. The living room is soaked in natural light and overlooks the quiet residences of Parkdale. The upper-level features 3 bedrooms, the primary bedroom features custom closets by simple spaces, an upgraded master ensuite with glass enclosed shower for a steam like experience, heated floors and storage built in. The 2 additional bedrooms could be used as bedrooms/office/gym etc. one of them with river views. Enjoy our Calgary summers from the sunny south facing private rooftop patio, with two gas hookups to enjoy a heater and bbq, and beat the heat with central air conditioning inside. Located in the heart of Parkdale within walking distance to pathways, Foothills Hospital & easy access to the mountains, you cannot beat the location! Note: This is one of 4-3 bedrooms in this entire complex, opportunity knocks to enjoy everything the inner city has to offer.





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