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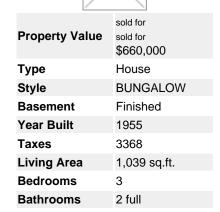
1612 17 Ave SW Calgary, AB T2T 0E3

3104 PARKDALE BV NW, PARKDALE, CALGARY, AB, T2N 3T2, Canada

MLS®# C3640305

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## Description

Welcome to this beautiful LARGE RC-2 CORNER LOT Parkdale home with a RIVER VIEW and sought after community of Parkdale. Steps to the Bow River, Foothills Hospital, public transportation and quick access to Downtown. This home features a spacious upper 3 bedroom, 1 bathroom top floor with an illegal suite with separate entry below. Ideal for separate tenants both up and down!! Don't miss out on an amazing opportunity to live/rent in this cheerful bungalow or develop 2- 3 storey units with RIVER VIEWS from the second and third floor! NO RESTRICTIVE COVENANT Note: Parkdale has never experienced flooding, due to the high river banks on this part of the river.

## **Disclaimer**

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