



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3320 3 Avenue #308, Calgary T2N 0L9**

MLS® #: **A2093362**

Area: **Parkdale**

Listing Date: **11/16/23**

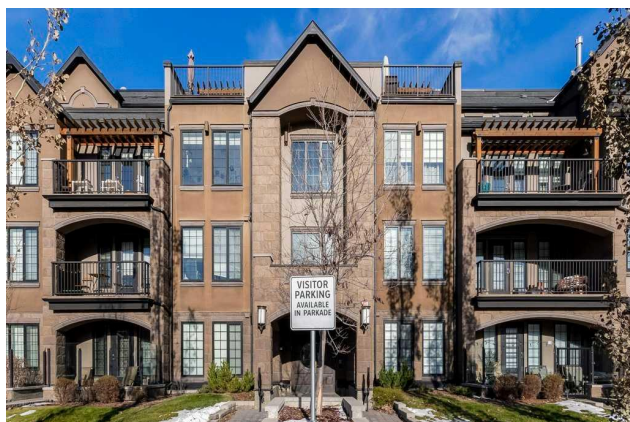
List Price: **\$525,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 22-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2016**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **950**  
Low Sqft:  
Ttl Sqft: **950**

DOM

**185**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Oven-Built-In,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`3" x 9`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`6" x 4`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`2" x 10`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`10" x 10`8"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 5`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>4`10" x 10`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`10" x 8`9"</b>
<b>Den</b>	<b>Main</b>	<b>11`11" x 8`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$805**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **1612113**

Remarks

Pub Rmks: **Beautiful, Elegant, Luxury, Awesome, Amazing and Fantastic are a couple words that come to mind when talking about this Fully Furnished and Move in Ready Condo across from BOW RIVER. Enjoy the convenience of Walking out of the Building and capturing the Tranquil Beauty of the River across the street. Whether you're an avid Cyclist, Power Walker, or Runner you can exercise year round along the River or Float it in the Summer. Inside this 2 Bedroom, 2 Bathroom (with Den) former Show Suite Masterpiece you'll be Wowed by the Sprawling Open Living with Quartz Counter Sit Up Bar and Stainless Steel Appliances in the Kitchen. Full Ceiling height Cabinetry offers plenty of storage for your Kitchenware, Pots, Pans, and Food. Do you enjoy cooking? Well you will love the Gas Range with Hood fan to create all your Favorite Gourmet meals. Relax after a Long Day at work on your Sectional Couch to kick back and watch TV. If you work from home then the Den/Office off the Front Entrance is perfect for tackling those Day to Day duties without leaving the comforts of your Condo. This End Unit is positioned on the East side of the Building which allows Sunshine to pour into this Condo every morning. There are views of the River from the 2nd Bedroom. The Primary Bedroom is Gigantic with a Large Walk-in Closet and a Separate 4 Piece Ensuite. There is Convenient In-suite Laundry, Air Conditioning for Hot Summer Days, and Radiant Heated Floors to Balance the Temperature throughout the year. This home is approximately 950 SQFT with soaring 9 Foot Ceilings that make it feel even more spacious. Entertain your Friends and Family with Summer BBQ's on the Massive Covered Deck/Balcony. There are extensive Luxurious Finishes in this Home, Underground Heated Parking, Visitor Parking in the Parkade, a Meeting Room across from Elevator, Gorgeous Entry/Foyer, Secured entry and so much more you'll have to see it for yourself! Call your Favorite Realtor to view today!!!**

Inclusions: **This Condo is being Sold Fully Furnished as-is. Everything stays except for Kitchenware's.**

Property Listed By: **RE/MAX FIRST**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





