



THE
A-TEAM

**RE/MAX
FIRST**

3320 3 Avenue #101, Calgary T2N 0L9

MLS®#: **A2100571**

Area: **Parkdale**

Listing Date: **01/10/24**

List Price: **\$374,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 03-May**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **667**

Low Sqft:

Ttl Sqft: **667**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

130

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Off Street,Parkade,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 4`11"	Bedroom	Main	10`9" x 15`3"
Kitchen	Main	15`2" x 9`10"	Living Room	Main	16`5" x 16`9"
Storage	Main	9`6" x 7`5"			

Legal/Tax/Financial

Condo Fee:
\$577

Title:
Fee Simple

Zoning:
M-C1

Legal Desc:	1612113	Fee Freq: Monthly	Remarks
Pub Rmks:	** MORTGAGE IS ASSUMABLE 1.85% UNTIL MAY 2026** With only minutes to Downtown and Kensington and located across the street from the beautiful Bow River, Welcome to Riviera on the Bow in the stunning community of Parkdale. This 1 bedroom, 1 bathroom, main floor south facing unit features over 665 sqft of living area, with 9ft ceilings, laminate flooring, in-suite washer and dryer, unit controlled central A/C, in floor heating and extensive detail to sound proofing. Upon entering you are greeted with a bright open Kitchen/Living Area with Luxurious finishes. The kitchen features stainless steel appliances, quartz countertops, a pull out pantry and large island with plenty of storage. The living room provides access to you own south facing patio. The master bedroom is spacious, carpeted and features large windows to allow in plenty of natural light, access to the 4 pc bathroom with soaker tub, and a large closet. Situated across from the Bow River and the city's extensive bike/walking pathway system, minutes from the Foothills and Children's Hospital, shops and amenities. Includes an underground title parking stall and assigned storage locker.		
Inclusions:	N/A		
Property Listed By:	Real Broker		

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







