



THE
A-TEAM

**RE/MAX
FIRST**

3320 3 Avenue #205, Calgary T2N 0L9

MLS® #: **A2102392**

Area: **Parkdale**

Listing Date: **01/18/24**

List Price: **\$518,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-May**

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: **963**
Low Sqft:
Ttl Sqft: **963**

DOM

122

Layout

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

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Gated,Heated Garage,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction:
Concrete,Manufactured Floor Joist,Stucco,Wood Frame

Flooring:
Carpet,Ceramic Tile,Laminate

Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,ENERGY STAR Qualified Appliances,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|
| Dining Room | Main | 12`10" x 10`0" |
| Bedroom - Primary | Main | 14`2" x 10`0" |
| Kitchen | Main | 9`2" x 12`2" |
| 3pc Ensuite bath | Main | 10`8" x 4`11" |
| Laundry | Main | 3`2" x 3`3" |
| Walk-In Closet | Main | 5`9" x 4`3" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|-----------------------|
| Den | Main | 7`1" x 7`10" |
| Bedroom | Main | 10`6" x 8`10" |
| 3pc Bathroom | Main | 0`0" x 0`0" |
| Living Room | Main | 12`10" x 11`5" |
| Entrance | Main | 5`6" x 4`10" |
| Balcony | Main | 10`11" x 8`5" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$815

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

1612113

Remarks

Pub Rmks:

This 2 bedroom + 2 bathroom condo offers luxury living in an open and bright home. It includes unit controlled central air-conditioning and in-floor radiant heating, central water softening system, high painted ceiling, white quartz counter tops, integrated appliances with 5 burner kitchen-aid gas cooktop, built in wall oven and ice maker fridge. Hood fan vented to exterior. Every unit comes with a title underground parking, assigned storage and patio with gas BBQ hook-up. Walking distance to Foothills Hospital and Alberta Children's Hospital. Attached pictures are from a different unit of the same model.

Inclusions:

N/A

Property Listed By:

Diamond Realty & Associates LTD.

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





