



THE
A-TEAM

**RE/MAX
FIRST**

3320 3 Avenue #301, Calgary T3R 1W3

MLS® #: **A2126185** Area: **Parkdale** Listing Date: **04/25/24** List Price: **\$399,900**
Status: **Pending** County: **Calgary** Change: **None** 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: **650**
Low Sqft:
Ttl Sqft: **650**

DOM

24

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Built-in Features, No Smoking Home, Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`9" x 12`11"	Dining Room	Main	7`1" x 12`10"
Living Room	Main	8`5" x 13`7"	Den	Main	7`4" x 6`7"
Bedroom - Primary	Main	15`3" x 10`8"	4pc Bathroom	Main	4`11" x 7`8"

Legal/Tax/Financial

Condo Fee: **\$548** Title: **Fee Simple** Zoning: **M-C1**
Fee Freq:

Legal Desc:	1612113	Monthly	Remarks
Pub Rmks:	<p>This immaculate like-new condo has been meticulously cared for and features 1 bedroom + den, 1 bathroom and a titled underground parking stall located in the stunning Riviera on the Bow. The bright and open space has been designed and finished to an executive level with an open concept layout that includes a gourmet kitchen with built-in appliances, a chimney hood fan, gas cooktop and granite countertops. The kitchen overlooks the main living space and is the perfect space for entertaining. The large living area has ample space for a dining area and living area and a wall of SW-facing windows allow natural light to pour through the property all day long. The large primary bedroom is complete with a custom-built Murphy bed with additional storage and the bedroom has direct access to the main 4 pc bathroom. The interior of the property is finished with a comfortable den space which makes the perfect home office area. The balcony captures optimal sunshine with its SW exposure and overlooks the Bow River and pathway system - a stunning view to have all year long. This property is complete with a titled underground parking stall to keep your vehicle warm and safe all year long as well as a large storage locker located in a locked and secured room. Building amenities include a party room, bike storage room and a beautiful design aesthetic throughout. This property is incredibly well located with quick access to downtown Calgary, hospitals, University of Calgary, countless amenities and easy access to the mountains! Perfect for first time buyers or investors - book your private viewing today! *Virtual tour available upon request.</p>		
Inclusions:	Murphy Bed.		
Property Listed By:	Charles		

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







