

**3320 3 Avenue #106, Calgary T2N 0L9**

MLS® #: **A2134472** Area: **Parkdale** Listing Date: **05/22/24** List Price: **\$499,999**  
 Status: **Active** County: **Calgary** Change: **-\$100k, 31-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:  
 Access:  
 Lot Feat:  
 Park Feat: **Garage Faces Rear,Heated Garage,Underground**

Finished Floor Area  
 Abv Sqft: **963**  
 Low Sqft:  
 Ttl Sqft: **963**

DOM

**34**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Fireplace(s)**  
 Sewer:  
 Ext Feat: **Balcony,Private Yard**  
 Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Elevator,High Ceilings,Kitchen Island,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	16`5" x 10`3"	Walk-In Closet	Main	5`9" x 6`5"
3pc Ensuite bath	Main	5`3" x 8`10"	Bedroom	Main	13`1" x 11`6"
3pc Bathroom	Main	9`2" x 5`11"	Office	Main	10`2" x 10`1"
Kitchen With Eating Area	Main	14`3" x 9`1"	Living/Dining Room Combination	Main	17`7" x 18`2"

Legal/Tax/Financial

Condo Fee: **\$807** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **1612113**

Remarks

Pub Rmks: **LOCATION LOCATION LOCATION !! Welcome to 3320 3rd Ave. NW. It's a modern living with traditional styling. Convenient from the main floor and never wait for the elevator. Step inside to an open floor plan that connects the living dining and kitchen areas. Modern kitchen is equipped with top of the line appliances and plenty of counter space perfect for both every day living and entertaining. Primary bedroom offers cosy environment complete with luxurious en suite bathroom and ample closet space, the second bedroom is equally spacious and additionally. Rare feature to find is a Den/bonus room could be your home office. Unit includes en suite laundry, stepping outside to your private patio. Perfect spot to relax and enjoy whether it's morning coffee or evening relaxation. Parking is never a concern in this property. There are underground heated parking facility. Outside the Bow River offers more than just a stunning views. It's a hub for outdoor activities like walking with your pets, running, biking will be the part of your active lifestyle. Located just minutes from Shouldice athletic park, downtown foothill hospital, University of Calgary and shopping mall. What would your life look like living in a great location enjoying every season, don't miss the opportunity to make this property your new home.**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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









