



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2189944**

Area: **Parkdale**

Listing Date: **01/26/25**

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

Status: **Active**

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:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Finished Floor Area

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

DOM

**42**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **In Floor, Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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**  
Int Feat: **Breakfast Bar, Built-in Features, Chandelier, Elevator, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$844**

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**



