



THE
A-TEAM

**RE/MAX
FIRST**

3320 3 Avenue #107, Calgary T2N 0L9

MLS® #: **A2194934**

Area: **Parkdale**

Listing Date: **02/15/25**

List Price: **\$415,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **670**
Low Sqft:
Ttl Sqft: **670**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

7

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Built-In Oven, Central Air Conditioner, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garburator, Gas Cooktop, Microwave, Water Softener**

Int Feat: **Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 4`11"
Den	Main	7`4" x 6`8"
Kitchen	Main	12`11" x 8`10"

Room	Level	Dimensions
Bedroom - Primary	Main	11`9" x 10`9"
Living/Dining Room Combination	Main	17`8" x 12`11"
Laundry	Main	3`3" x 3`3"

Legal/Tax/Financial

Condo Fee:
\$597

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **1612113**

Remarks

Pub Rmks: | **Excellent Location | Attractive Price | Nestled in a one-of-a-kind boutique-style condominium, this luxurious one-bedroom apartment with a den offers an open and bright living space, perfect for a young couple. The convenience of main-floor access means no waiting for elevators, making everyday living effortless. Designed for year-round comfort, the unit features unit-controlled central air-conditioning, in-floor radiant heating, and a central water softening system. High painted ceilings and sleek white quartz countertops add to the home's modern elegance. The contemporary kitchen is a chef's dream, equipped with top-of-the-line KitchenAid appliances, including a 5-burner gas stove, convection oven, ice-maker fridge, and an exterior-vented hood fan. Thoughtfully designed for convenience, the unit also includes a tilted underground parking stall, an assigned storage space, and a private patio with a gas BBQ hookup—ideal for entertaining or relaxing. Located in a vibrant and sought-after neighborhood, this home is perfect for an active lifestyle, with easy access to walking trails, biking paths, and pet-friendly areas. Just minutes from Shouldice Athletic Park, downtown, Foothills Hospital, the University of Calgary, and major shopping centers, this residence offers the ultimate blend of luxury, convenience, and accessibility. Don't miss this incredible opportunity!**

Inclusions:
Property Listed By: **N/A**
Royal LePage Mission Real Estate

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





