

**106, 3320 3 Avenue NW**  
**Calgary, Alberta**

**MLS # A2209944**



**\$480,500**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Parkdale                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 963 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                                                                                                      |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor, Forced Air                                                                                                                                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                                                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                                                    | <b>Condo Fee:</b> | \$ 844 |
| <b>Basement:</b>   | -                                                                                                                                                                    | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stone, Stucco, Wood Frame                                                                                                                                  | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                                                                                                                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | None                                                                                                                                                                 |                   |        |

**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 retreat complete with luxurious en suite bathroom and large 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. You'll love the 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 Market Mall Shopping Centre. 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. You can bring your pets as well. For private tour call now.