

# \$480,500 - 106, 3320 3 Avenue Nw, Calgary

MLS® #A2209944

**\$480,500**

2 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.00 Acres

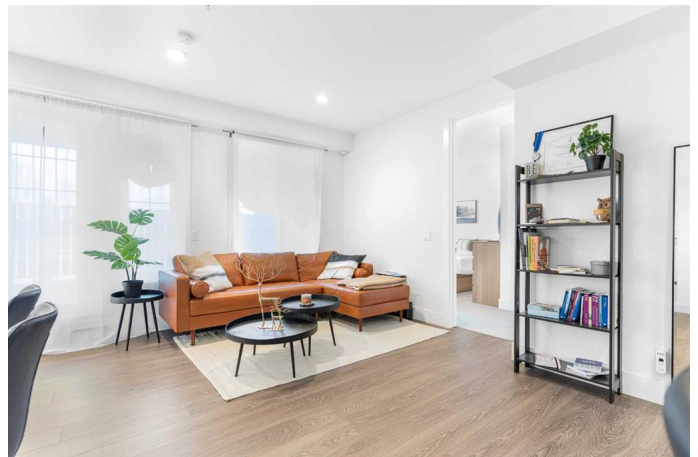
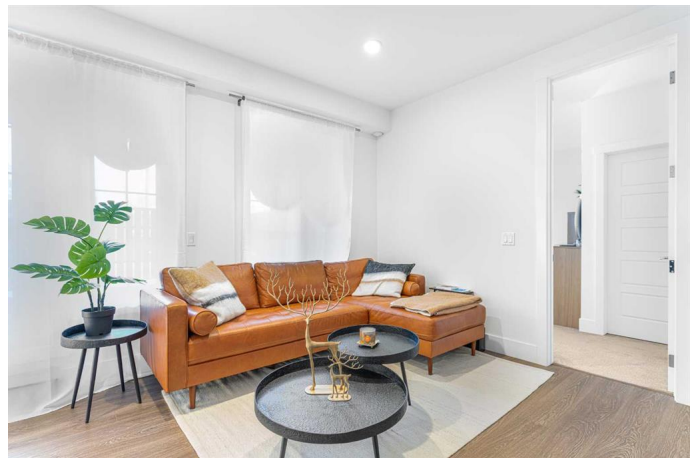
Parkdale, Calgary, Alberta

**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.

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209944          |
| Price          | \$480,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 963               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 106, 3320 3 Avenue Nw |
| Subdivision | Parkdale              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 0L9               |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Elevator(s), Parking, Trash, Playground, Park |
| Parking Spaces | 1                                             |
| Parking        | Underground                                   |

## Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Quartz Counters |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Refrigerator, Oven-Built-In, Washer/Dryer Stacked                                                                                |
| Heating           | In Floor, Forced Air                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                          |
| # of Stories      | 4                                                                                                                                                                    |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Concrete, Stone, Stucco, Wood Frame

**Additional Information**

Date Listed            April 9th, 2025  
Days on Market        174  
Zoning                 M-C1

**Listing Details**

Listing Office           eXp Realty

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