

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

MLS® #A2209944

**\$480,500**

2 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.00 Acres

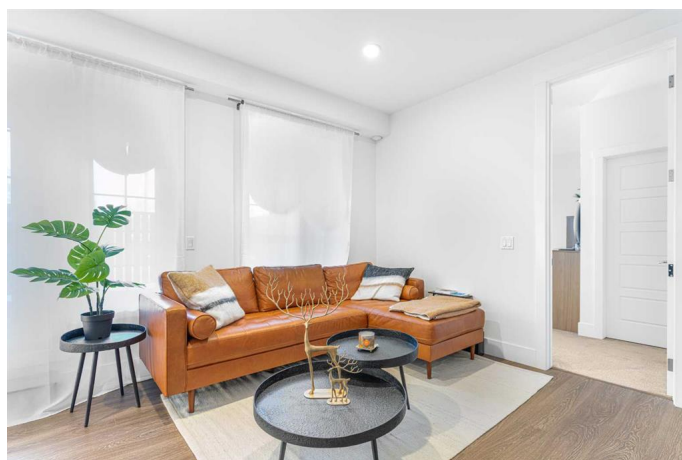
Parkdale, Calgary, Alberta

**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 Shoudice 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      151

Zoning      M-C1

### **Listing Details**

Listing Office      eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.