

# \$525,000 - 106, 3320 3 Avenue Nw, Calgary

MLS® #A2189944

**\$525,000**

2 Bedroom, 2.00 Bathroom, 963 sqft  
Residential on 0.00 Acres

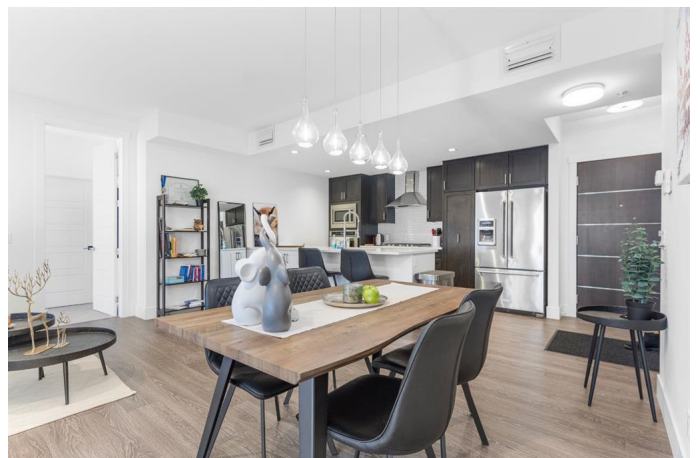
Parkdale, Calgary, Alberta

**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 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.

Built in 2016

## Essential Information



MLS® #	A2189944
Price	\$525,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
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), Park, Parking, Dog Park
Parking Spaces	1
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed January 26th, 2025

Days on Market 68

Zoning M-C1

## Listing Details

Listing Office eXp Realty

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