# \$399,900 - 107, 3320 3 Avenue Nw, Calgary

MLS® #A2194934

## \$399,900

1 Bedroom, 1.00 Bathroom, 671 sqft Residential on 0.00 Acres

Parkdale, Calgary, Alberta

NOTE: \$16,000 PRICE REDUCED FOR QUICK SALE| | 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 hookupâ€"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!

#### Built in 2016

## **Essential Information**

MLS® # A2194934 Price \$399,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Acres

Square Footage 671

V---- D.::11

Year Built 2016

Type Residential
Sub-Type Apartment
Style Apartment

Status Active

# **Community Information**

Address 107, 3320 3 Avenue Nw

0.00

Subdivision Parkdale
City Calgary
County Calgary
Province Alberta
Postal Code T2N 0L9

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 1

Parking Underground, Titled

## Interior

Interior Features Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal

Home, No Smoking Home, Open Floorplan, Pantry

Appliances Built-In Oven, Central Air Conditioner, Gas Cooktop, Microwave,

ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified

Washer, Garburator, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

# of Stories 4

### **Exterior**

Exterior Features Balcony, BBQ gas line

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

# **Additional Information**

Date Listed February 15th, 2025

Days on Market 55

Zoning M-C1

# **Listing Details**

Listing Office Royal LePage Mission Real Estate

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