

\$379,900 - 107, 3320 3 Avenue Nw, Calgary

MLS® #A2194934

\$379,900

1 Bedroom, 1.00 Bathroom, 671 sqft

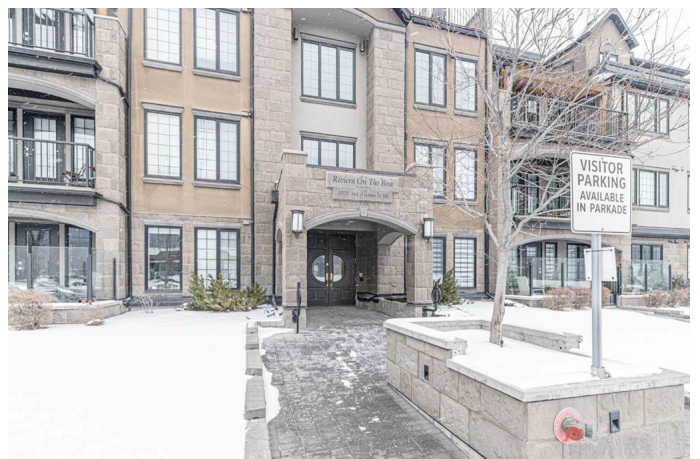
Residential on 0.00 Acres

Parkdale, Calgary, Alberta

NOTE: \$36,000 PRICE REDUCED FOR QUICK SALE| QUICK POSSESSION | 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 hookup—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. Donâ€™t miss this incredible opportunity!

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2194934 |
| Price | \$379,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 671 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 107, 3320 3 Avenue Nw |
| Subdivision | Parkdale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 0L9 |

Amenities

| | |
|----------------|---------------------|
| Amenities | Visitor Parking |
| Parking Spaces | 1 |
| Parking | Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Elevator, Granite Counters, No Animal Home, No Smoking Home, Pantry |
| Appliances | Built-In Oven, Microwave, Central Air Conditioner, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garburator, |

| | |
|--------------|-----------------------------|
| | Gas Cooktop, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Stone |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 15th, 2025 |
| Days on Market | 191 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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