105, 3320 3 Avenue NW
Calgary, Alberta

MLS # A2234694

$469,900

Division:	Parkdale
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	928 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	2	**Baths:**	2

Garage:	Heated Garage, Parkade, See Remarks, Titled
Lot Size:	-
Lot Feat:	-

Heating:	Central, In Floor, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 789
Basement:	None	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Stunning condo living located directly across from the picturesque Bow River. This impeccably designed home blends modern luxury with everyday comfort in a spacious, open-concept layout. Boasting 2 large bedrooms, 2 full bathrooms, and a versatile den, this elegant home features an entertainer’s dream kitchen, complete with quartz countertops, a sit-up bar, stainless steel appliances, gas range, hood fan, and ample cabinetry. The serene primary bedroom is a true retreat, showcasing a large walk-in closet and a spa-inspired ensuite bathroom. Additional highlights include in-suite laundry, air conditioning, radiant heated floors, and a massive covered balcony—ideal for enjoying morning coffee or BBQing your delicious Summer Meals. Conveniently located near the Children’s Hospital, Cancer Centre, University of Calgary, and SAIT, this home is perfect for professionals, academics, or anyone seeking refined urban living. The building offers underground heated parking, visitor parking, and secure entry for your peace of mind. Don’t miss the opportunity to call this luxurious riverside gem your new home. This is a Pet Friendly complex with Board approval required. Condo Fees cover most of your Utilities including Gas, Heat, and Water. Call your Favorite Realtor to view today and experience condo living at its finest.