# \$479,900 - 105, 3320 3 Avenue Nw, Calgary

MLS® #A2234694

#### \$479,900

2 Bedroom, 2.00 Bathroom, 928 sqft Residential on 0.00 Acres

Parkdale, Calgary, Alberta

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 balconyâ€"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.



#### **Essential Information**

MLS® # A2234694 Price \$479,900

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 928 Acres 0.00

Year Built 2016

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 105, 3320 3 Avenue Nw

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

#### **Amenities**

Amenities Elevator(s), Parking, Party

Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Se

#### Interior

Interior Features Kitchen Island, Open Floorp

Closet(s)

Appliances Built-In Oven, Dishwasher, D

Hood, Refrigerator, Washer,

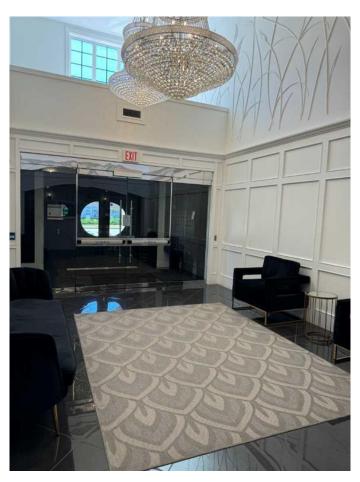
Heating Central, In Floor, Natural Gas

Cooling Central Air

# of Stories 4

Basement None

#### **Exterior**





Exterior Features Balcony

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed June 26th, 2025

Days on Market 3

Zoning M-C1

## **Listing Details**

Listing Office RE/MAX First

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