

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

MLS® #A2194934

**\$399,900**

1 Bedroom, 1.00 Bathroom, 671 sqft

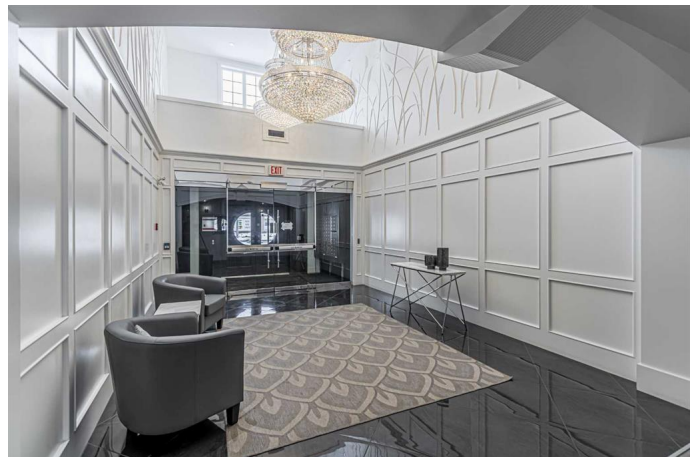
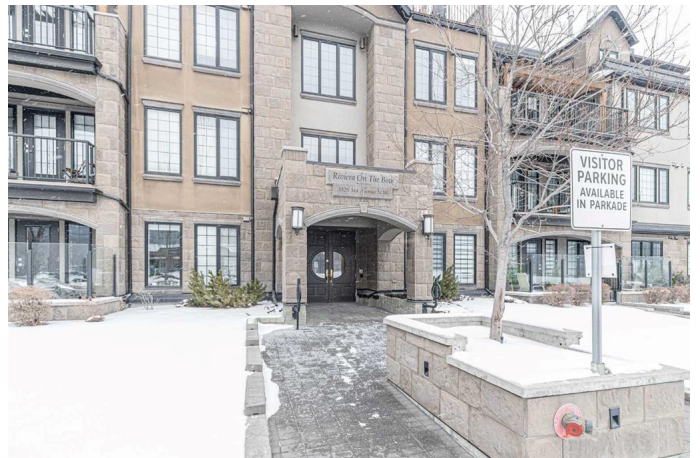
Residential on 0.00 Acres

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 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	\$399,900
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	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Elevator
Appliances	Central Air Conditioner, Microwave, Built-In Oven, 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	Stone, Wood Frame, Stucco

## Additional Information

Date Listed	February 15th, 2025
Days on Market	83
Zoning	M-C1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.