

107, 3320 3 Avenue NW  
Calgary, Alberta

MLS # A2194934



## \$399,900

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	671 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 597
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

**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. Don't miss this incredible opportunity!