



106, 3320 3 Avenue NW  
Calgary, Alberta

MLS # A2301239



**\$450,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 897
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stone, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)

**Inclusions:** None

LOCATION. LIFESTYLE. CERTAINTY. Welcome to 3320 3rd Ave NW—located in a desirable riverfront community close to parks, pathways, and everyday amenities. This main-floor 2-BEDROOM + DEN unit offers easy access with no elevator wait, making daily living more convenient. The layout is open and practical, with a bright living and dining area that connects well to the kitchen. The Modern kitchen offers good counter space, modern appliances, and plenty of storage. The primary bedroom includes a walk-in closet and private ensuite, while the second bedroom is well-sized and close to the main bathroom. A separate den/flex room near the entrance is perfect for a home office, study, or extra storage. Enjoy your private patio—great for morning coffee or relaxing in the evening. The unit also includes in-suite laundry and heated underground parking for year-round comfort. The location is a big plus—just steps from the Bow River pathways and close to Shouldice Athletic Park, Foothills Hospital, the University of Calgary, Market Mall, and minutes to downtown. Pet-friendly building (with board approval), allowing up to two dogs, two cats, or one dog and one cat per unit. RMS size is 963 sq ft. Builder size is 1,038 sq ft including the balcony. A great option for first-time buyers, downsizers, or investors looking for a well-located and functional home.