

# \$469,900 - 105, 3320 3 Avenue Nw, Calgary

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MLS® #A2234694

**\$469,900**

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 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.

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234694          |
| Price          | \$469,900         |
| 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<br>Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Heated Garage, Parkade, Se                     |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorp<br>Closet(s)                    |
| Appliances        | Built-In Oven, Dishwasher, D<br>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 | 54              |
| Zoning         | M-C1            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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