

**202, 3320 3 Avenue NW**  
**Calgary, Alberta**

**MLS # A2141998**



**\$549,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	834 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Gated, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 700
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**LOCATION! LOCATION! LOCATION!** Panoramic view of the bow river from every room, living, dining and both the bedrooms. Spacious two bed room , two bathroom with an office space and a large river front covered deck for year round enjoyment. Across from the Bow River with access to almost 800 km of pathways, minutes to Edworthy Park, Foothills Hospital, Children's Hospital and countless shops, restaurants & amenities. Centrally located, 5 minutes west of downtown in Parkdale, this 2nd Floor front unit boasts almost 900 sq. ft. (Builder measurement) of living space. This 2 bed plus den condo defines luxury! It is complete with high-end finishes like 9 ft. ceilings, laminate flooring, in-suite laundry, extensive detail to sound proofing, integrated Kitchen Aid stainless steel appliances with 5 burner gas stove, convection oven, and ice maker fridge, expansive island adorned with quartz countertops, hood fan vented to exterior, extra cabinetry including pull out pantry - so smart for condo living! Perfect for entertaining, the kitchen seamlessly flows into elegant living and dining spaces, making hosting a delight. The living room is bright with all-year sunlight & a perfect unit for those liking bright and sunny. Relax and unwind in the spacious living area or retreat to the cozy den. The deck private deck is for socializing or just simply hanging-out! The main bath services the 2nd bedroom. Elegant, primary bedroom is equipped with stunning ensuite which includes a fully tiled walk-in with shower 10mm tempered glass shower door and a walk-in closet. Underground heated and titled parking stall inside a very clean and secure parkade with bike storage will keep your vehicle safe from cold & snow. A must-see!