

# \$465,000 - 106, 3320 3 Avenue Nw, Calgary

MLS® #A2262275

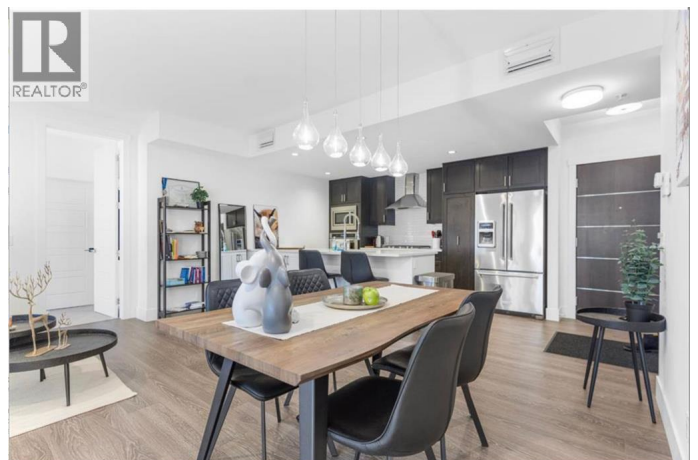
**\$465,000**

2 Bedroom, 2.00 Bathroom, 963 sqft  
Single Family on 0.00 Acres

Parkdale, Calgary, Alberta

LOCATION. LIFESTYLE. CERTAINTY.

Welcome to 3320 3rd Ave NW where modern living meets timeless design in one of Calgary's most coveted riverfront communities. This rare main-floor residence eliminates the wait for elevators, offering direct access and convenience at your doorstep. Step inside to an open, light-filled layout that seamlessly connects living, dining, and kitchen spaces. The chef's kitchen features top-of-the-line appliances, expansive counters, and smart design—perfect for both daily living and effortless entertaining. The primary suite is a private retreat with a spa-inspired en suite and generous walk-in closet. A spacious second bedroom adds comfort, while a rare den/bonus room offers the flexibility of a home office or creative studio. En suite laundry adds to everyday ease. Step out to your private patio—ideal for morning coffee or evening wind-downs. Heated underground parking ensures year-round comfort. Beyond your door, the Bow River pathways invite running, biking, or walking your pets. You're minutes from Shouldice Athletic Park, Foothills Hospital, the University of Calgary, Market Mall, and downtown. Here, every season brings a new way to live fully. Pet-friendly, move-in ready, and unmatched in location—this is the lifestyle upgrade you've been waiting for. Don't just visit. Own it. Call now for your private tour. (id:6289)



Built in 2016

## Essential Information

Listing #	A2262275
Price	\$465,000
Bedrooms	2
Bathrooms	2.00
Square Footage	963
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	106, 3320 3 Avenue Nw
Subdivision	Parkdale
City	Calgary
Province	Alberta
Postal Code	T2N0L9

## Amenities

Amenities	Park, Schools, Shopping
Features	Elevator, Closet Organizers, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

## Interior

Appliances	Cooktop - Gas, Oven - Built-In, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
# of Stories	4

## Exterior

Exterior	Concrete, Stone
Construction	Poured concrete, Wood frame

## Listing Details

Listing Office	eXp Realty
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