



\$ 459,900.00

## 106 3320 3 AVENUE NW CALGARY

<https://paulbrinton.com>

Live in luxury in this 2 bedroom estate condo with a wide open floor plan and large kitchen with custom cabinets. Classic Georgian inspired elevation with a luxurious interior. Absolutely breathtaking from the moment you drive along the Bow River to when you enter the 20 ft. high lobby with...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, Low-Rise(1-4)

**MLS ® #:** A1150757

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

**Post Updated:** 2021-11-26 17:07:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 09/29/21

**Lot size:** 22863 sq ft

**Year built:** 2016

**Parking:** Parkade, Stall, Underground

## PROPERTY FEATURES

**Total Parking:** 38

**Association Amenities:**

Elevator(s),Other,Parking,Secured  
Parking,Snow Removal,Storage,Trash,Visitor  
Parking

**Exterior Features:** Other,Playground

**Cooling:** Central Air

**Roof Type:** Asphalt Shingle

**Flooring:** Carpet,Laminate,Tile

**Community Features:** Other,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**District:** CAL Zone CC

**Interior Features:** Granite Counters,Kitchen  
Island,No Animal Home,No Smoking  
Home,Open Floorplan,Pantry,Recessed  
Lighting,Soaking Tub,Vinyl Windows

**Heating Type:** In Floor,Natural Gas

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** M-C1

**Laundry features:** In Unit

**Transaction Type:** For Sale



**List Price Square Foot:** \$ 497.40

**Photo Count:** 21

**Unit Exposure:** N

**Construction Materials:**

Stone,Stucco,Wood Frame

**Foundation:** Other

**Living Area SF:** 963.00

**Structure Type:** Low Rise (2-4 stories)

**Restrictions:** Noise Restriction,Pet  
Restrictions or Board approval Required

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Unit Number:** 106

**Suite:** No

**Appliances:** Dryer,Garburator,Gas  
Cooktop,Microwave,Oven-Built-In,Range  
Hood,Refrigerator,Washer

**Subdivision Name:** Parkdale

**Lot Size Acres:** 0.52

