



\$ 479,900.00

308 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 luxurious interior. Absolutely breathtaking from the moment you drive along the Bow River to when you enter the 20 ft. high lobby with coffered...

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

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BASIC FACTS

Style: Low-Rise(1-4)

MLS ® #: A1147869

Type: Apartment

Bedrooms: 2

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Conventional

Post Updated: 2021-11-28 19:13:14

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 09/17/21

Lot size: 22863 sq ft

Year built: 2016

Parking: Heated Garage, Titled,
Underground

PROPERTY FEATURES

Total Parking: 1

Accessibility Features: Accessible
Entrance

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

District: CAL Zone CC

Interior Features: Breakfast
Bar, Elevator, Granite Counters, High
Ceilings, Kitchen Island, Low Flow Plumbing
Fixtures, No Animal Home, No Smoking
Home, Open Floorplan, Pantry, Recessed
Lighting, Storage, Vinyl Windows, Walk-In
Closet(s)

Flooring: Carpet, Laminate, Tile

Association Amenities:
Elevator(s), Parking, Snow
Removal, Storage, Visitor Parking

Exterior Features: None

Cooling: Central Air

Lot Features: Back Lane, Views



Roof Type: Asphalt Shingle

Heating Type: In Floor,Natural Gas

PROPERTY INFORMATION

Levels: Single Level Unit

Zoning: M-C1

List Price Square Foot: \$ 519.41

Photo Count: 15

Unit Exposure: N,NE

Construction Materials:

Stone,Stucco,Wood Frame

Foundation: Poured Concrete

Living Area SF: 953.00

Structure Type: Low Rise (2-4 stories)

Restrictions: Board Approval,Pet
Restrictions or Board approval Required

Laundry features: In Unit

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 4

Unit Number: 308

Suite: No

Appliances: Dishwasher,Dryer,ENERGY
STAR Qualified Washer,Garburator,Gas
Cooktop,Oven-Built-In,Refrigerator

Subdivision Name: Parkdale

Lot Size Acres: 0.52

