



# 3320 3 Avenue Calgary Alberta

\$499,999

LOCATION LOCATION LOCATION !! Welcome to 3320 3rd Ave. NW. It's a modern living with traditional styling. Convenient from the main floor and never wait for the elevator. Step inside to an open floor plan that connects the living dining and kitchen areas. Modern kitchen is equipped with top of the line appliances and plenty of counter space perfect for both every day living and entertaining. Primary bedroom offers cosy environment complete with luxurious en suite bathroom and ample closet space, the second bedroom is equally spacious and additionally. Rare feature to find is a Den/bonus room could be your home office. Unit includes en suite laundry, stepping outside to your private patio. Perfect spot to relax and enjoy whether it's morning coffee or evening relaxation. Parking is never a concern in this property. There are underground heated parking facility. Outside the Bow River offers more than just a stunning views. It's a hub for outdoor activities like walking with your pets, running, biking will be the part of your active lifestyle. Located just minutes from Shouldice athletic park, downtown foothill hospital, University of Calgary and shopping mall. What would your life look like living in a great location enjoying every season, don't miss the opportunity to make this property your new home. (id:6769)

Primary Bedroom 16.42 Ft x 10.25 Ft

Other 5.75 Ft x 6.42 Ft

3pc Bathroom 5.25 Ft x 8.83 Ft

Bedroom 13.08 Ft x 11.50 Ft

3pc Bathroom 9.17 Ft x 5.92 Ft

Office 10.17 Ft x 10.08 Ft

Other 14.25 Ft x 9.08 Ft

Living room/Dining room 17.58 Ft x 18.17 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca