



# 3320 3 Avenue Calgary Alberta

\$495,500

Discover condo 305 at Riviera on the Bow. A beautifully appointed home in a boutique setting located in one of Calgary's favorite neighbourhoods. Here are 5 things we LOVE about this property (and we're sure you will too):

1. **BUILDING QUALITY LIKE NONE OTHER:** Riviera on the Bow is a unique 4 storey condo building built by DaVinci Homes and completed in 2016. A collection of 31 gorgeously appointed homes, DaVinci spared no expense in ensuring this building offered a level of comfort not often found in this price range. Upgraded soundproofing between floors and an extra layer of drywall between suites create pin-drop quiet homes while a central water softening system, central AC and in floor heating provide year-round comfort. Your guests are greeted by ample underground visitor parking and a stunning lobby, reminiscent of the Banff Springs Hotel.
2. **A MODERN FOORPLAN:** Featuring over 950 SqFt of refined, open concept living space this home is perfect or entertaining! The centrally located kitchen with over-size breakfast bar blends seamlessly with the living and dining areas providing options for eating and visiting while the private balcony becomes an extension of your living space in the summer months. The Primary suite does not disappoint with a large walk-in closet and 3-piece ensuite while the second bedroom offers great separation (ideal for guests or a roommate) and adjacent 4-piece main bath. Work from home? A well-proportioned flex room off the front door makes an excellent office space.
3. **THAT KITCHEN:** Beautifully designed and equipped with a stainless KitchenAid appliance package including 5-burner gas cooktop, convection wall-oven and built-in microwave along with quartz counters, breakfast bar and ample work/storage space with pull-out pantry. Whether you're a home-chef or simply warming up delivery you will feel right at home here.
4. **ALL THE EXTRAS:** T...

Kitchen 9.17 Ft x 12.58 Ft  
 Living room 12.83 Ft x 9.58 Ft  
 Dining room 12.83 Ft x 13.58 Ft  
 Primary Bedroom 10.08 Ft x 14.17 Ft

3pc Bathroom 5.50 Ft x 10.92 Ft  
 Bedroom 8.92 Ft x 13.00 Ft  
 4pc Bathroom 7.92 Ft x 5.08 Ft  
 Den 7.17 Ft x 7.92 Ft

Listing Presented By:



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