

\$639,900 - 310, 3320 3 Avenue Nw, Calgary

MLS® #A2114225

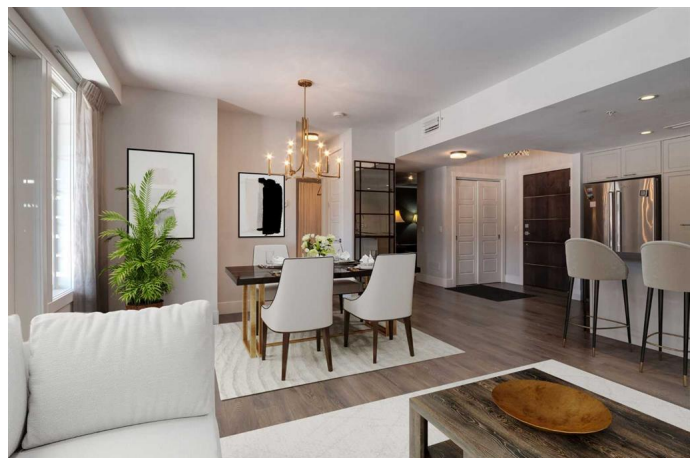
\$639,900

2 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.00 Acres

Parkdale, Calgary, Alberta

Indulge in the pinnacle of riverside living at Riviera on the Bow! This exquisite 2-bedroom plus den condominium spanning 1,111 square feet offers an unparalleled blend of luxury and convenience. Immerse yourself in a comfort driven low-maintenance lifestyle with breathtaking Bow River views, all in a prime location. Upon entering, be greeted by sun-drenched windows and an inviting open-concept design. To the left, discover your chef-inspired dream kitchen, adorned with high-end stainless steel appliances, custom cabinets, an extended quartz island, and a designer backsplash. Perfect for entertaining, the kitchen seamlessly flows into elegant living and dining spaces, making hosting a delight. Relax and unwind in the spacious living area or retreat to the cozy den, currently set up as a TV room, featuring custom built-ins and shelving. This space would also make a great home office! The large south-facing patio beckons with its panoramic Bow River vistas, providing an idyllic setting for morning coffees or evening gatherings. The primary retreat is a haven of tranquility, boasting ample space, abundant natural light, and a spa-like ensuite with a large walk-in closet. The Asko washer/dryer are conveniently located just outside of the primary retreat. On the other side of the condo, a bright and welcoming second bedroom and elegant 4 piece bathroom finish the space. This stunning condo boasts \$50,000 of upgrades including: custom Normandeau window accessories,



cedar shelves, heated towel warmer, grohe faucets, heated toilet seat, stunning upgraded 12mm laminate flooring, designer wallpaper, custom window coverings and designer lighting. Enhancing your comfort further are air conditioning and acoustic grade windows. A titled underground parking stall and a well-appointed storage locker provide added convenience. With meticulous building management ensuring peace of mind, comfort and security, this residence offers an unbeatable location, just steps away from the Bow River pathway system, minutes to the Foothills Hospital, Children's Hospital, The University of Calgary, McMahon Stadium, Market Mall and urban amenities. Whether you're a busy professional seeking urban sophistication or a downsizer craving a lock-and-leave lifestyle, this urban oasis in the heart of Parkdale promises unparalleled living. Don't miss the opportunity to experience luxury living at its finest—schedule your showing today!

Built in 2016

Essential Information

MLS® #	A2114225
Price	\$639,900
Sold Price	\$620,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,111
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	310, 3320 3 Avenue Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0L9

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 21st, 2024
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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