REALTY ACES
Local . Realty . Aces

GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

101, 3320 3 Avenue NW
Calgary, Alberta

MLS # A2288316

$369,900

Division:	Parkdale
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	666 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	1	**Baths:**	1

Garage:	Off Street, Parkade, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 641
Basement:	-	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-

Features:	Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters

Inclusions:	None

Welcome to The Riviera in Parkdale, offering refined inner-city living in one of Calgary's most desirable riverfront communities. Ideally located directly across from the Bow River and its extensive pathway system, this location provides easy access to Kensington, Downtown, Foothills Hospital, and Alberta Children's Hospital. This south-facing main floor 1 bedroom + den unit offers over 665 sq ft of thoughtfully designed living space with 9' ceilings and large windows that fill the home with natural light. The modern kitchen features quartz countertops, quality appliances, a pull-out pantry, and a large island, opening seamlessly to the bright living area. Additional features include laminate flooring, in-suite laundry, central A/C, in-floor heating, central water softener, and extensive soundproofing. Enjoy the spacious south-facing patio with pleasant river valley views. The primary bedroom is bright and comfortable with convenient access to the 4-piece bath complete with a soaker tub. The Georgian-inspired Riviera building showcases a stunning lobby with 20' coffered ceilings and elegant chandeliers, and the unit includes titled underground parking and an assigned storage locker. An excellent opportunity for professionals and investors seeking a premium location close to hospitals, downtown, shops, restaurants, and Calgary's beautiful river pathways. Contact your favourite realtor today to book a showing!