6 3431 3 Avenue NW

Calgary | Active | MLS® A2359163

$949,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2027**	**1,570 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

Discover an incredible opportunity to own in Calgary's highly desirable Parkdale community, with multiple townhomes available starting in the $400,000s, with variety including 1 BDRM, 2 BDRM, and 3 BDRM units. Ideally situated just one block from the Bow River and its extensive pathway system, these homes offer an exceptional blend of quality construction, stylish finishes, and an unbeatable inner-city location.

This 3 bedroom unit features include custom cabinetry, quartz countertops, a stunning quartz slab fireplace surround, gas range, central air conditioning, and attached garage. Built with an ICF foundation and triple-glazed windows, these homes offer added comfort and energy efficiency. Enjoy professionally landscaped grounds and a welcoming communal courtyard.

Step out your back door and enjoy immediate access to the river pathways, with downtown just minutes away and convenient access west to the mountains.

Multiple units and price points available, starting in the $400,000s, with possession available January 31, 2027. Whether you're looking for your first home, an investment, or a lifestyle upgrade, this is an outstanding opportunity to enjoy the best of Parkdale living. Condominium approval process is underway with the City of Calgary. Find your perfect fit and make your move!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359163
Bedrooms	3
Bathrooms	3
Year Built	2027
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 (or more) Storey
Total Living Area:	1,570 sq. ft.
Main Level Finished Area:	241 sq. ft.
Upper Level Finished Area:	1,329 sq. ft.
Condo Fee:	$1.00
Condo Fee Includes:	Amenities of HOA/Condo
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2027 (Age: -)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2573GE
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	ICF Block
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Composite Siding, Metal Siding, Wood Frame

Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Parkdale (Calgary)
Amenities:	Bicycle Storage
Appliances:	Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Washer/Dryer
Inclusions:	n/a
Restrictions:	None Known
Pets Allowed:	Yes
2nd Floor	Kitchen · 16' × 13'8" ·
2nd Floor	Dining Room · 12'6" × 7' ·
2nd Floor	Office · 5' × 3'6" ·

3rd Floor	Laundry · 3'9" × 3'6" ·
3rd Floor	Bedroom - Primary · 12' × 10'4" ·
3rd Floor	Bedroom · 9'8" × 9'4" ·
3rd Floor	Bedroom · 9'6" × 9'4" ·
Lower Level	Mud Room · 13'4" × 5'4" ·
Lower Level	Office · 6'6" × 5' ·
Title to Land:	Fee Simple
Community Features:	Walking/Bike Paths
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	1
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6-3431-3-avenue-nw-calgary-a2359163/

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