

# \$359,000 - 426, 3111 34 Avenue Nw, Calgary

MLS® #A2187028

**\$359,000**

1 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Step into this spacious one bedroom + den condo, perfectly situated near the University of Calgary Campus, within walking distance to the Brentwood C-Train Station and moments from Market Mall, the Foothills Medical Centre, and the Alberta Children's Hospital. With easy access to downtown and the mountains, this location is second to none. Relax on the big south-facing balcony overlooking the building's courtyard, and take advantage of the titled underground heated parking stall, a storage locker and in-suite laundry. Save on gym memberships by using the main floor exercise room. This secure, well-managed property has an on-site building manager and welcomes pets with board approval. The open-concept layout is flooded with light from the generous windows. The inviting living room is perfect for hosting friends or watching your favourite show, while the breakfast bar and dining area offer a place to gather while preparing meals. The kitchen is fully equipped with a wall oven, cook-top, and microwave hood fan. A versatile den/office space provides a quiet retreat for work or study and the bedroom features direct access to the bathroom and laundry facilities. Embrace the convenience of apartment living in this vibrant neighbourhood adjacent to the University of Calgary. Schedule your private showing today!

Built in 2005

## Essential Information



MLS® #	A2187028
Price	\$359,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	426, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

### **Amenities**

Amenities	Visitor Parking, Fitness Center, Parking, Storage
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Breakfast Bar, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Electric Cooktop, Microwave Hood Fan
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            January 11th, 2025

Days on Market        62

Zoning                 M-C2

### **Listing Details**

Listing Office           RE/MAX House of Real Estate

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