

\$349,000 - 229, 3111 34 Avenue Nw, Calgary

MLS® #A2197288

\$349,000

1 Bedroom, 1.00 Bathroom, 608 sqft
Residential on 0.00 Acres

Varsity, Calgary, Alberta

LOCATION, LOCATION, LOCATION!

Just steps from the University of Calgary, the C-Train station, and only minutes to the Foothills & Children's Hospitals and Market Mall—this renovated condo offers unbeatable convenience and incredible value for both homeowners and investors.

This stylish, move-in-ready unit includes titled underground parking and a titled storage locker, and showcases a smart open-concept layout with 9-foot ceilings, brand new vinyl plank flooring, fresh paint, and updated trim throughout.

The modern kitchen is a standout, featuring:

- New quartz countertops

- Custom stone tile backsplash

- New black undermount sink with tall arc faucet

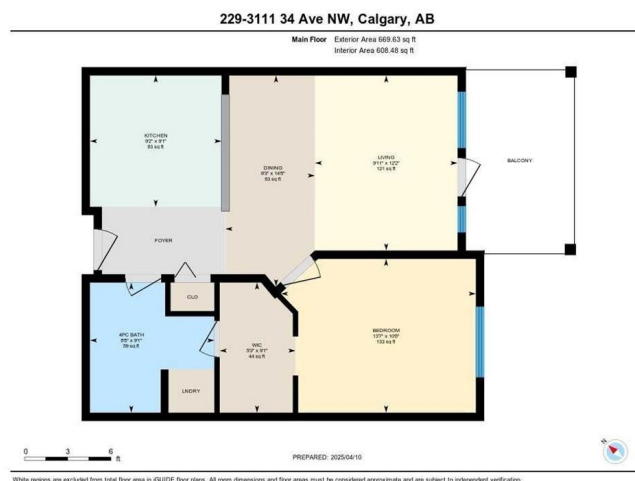
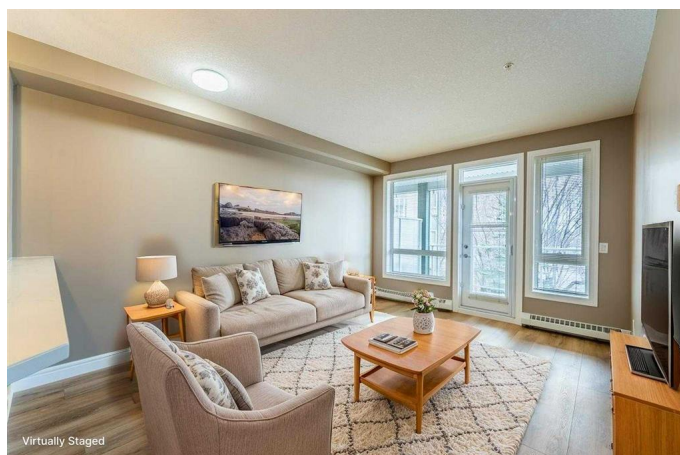
- Five appliances: fridge (new the last few years), wall oven, cooktop, built-in dishwasher & over the stove built in microwave

The spacious bedroom includes a walk-through closet and access to the beautifully updated full bathroom, complete with quartz counters, new flooring, updated lighting, and modern fixtures.

You'll love the sun-drenched east-facing living area, which opens to a large covered balcony with a gas BBQ hookup—ideal for morning coffee or evening gatherings.

Extras include a brand new full-size stacked washer and dryer and plenty of in-suite storage.

The building offers a secure entry, on site



building manager, three elevators, fitness centre, party room, and a landscaped communal courtyard with BBQ areas and plenty of seating.

Whether youâ€™re a student, professional, or investorâ€”this is the one that checks every box.

Built in 2005

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2197288 |
| Price | \$349,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 608 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 229, 3111 34 Avenue Nw |
| Subdivision | Varsity |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2L 0Y2 |

Amenities

| | |
|----------------|--|
| Amenities | Bicycle Storage, Storage, Trash, Elevator(s), Fitness Center |
| Parking Spaces | 1 |
| Parking | Titled, Parkade |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, |
|-------------------|--|

| | |
|--------------|---|
| | Quartz Counters, See Remarks, Storage, Vinyl Windows |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof | Asphalt Shingle, Flat |
| Construction | Cement Fiber Board, Other, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 39 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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