

\$278,900 - 204, 3111 34 Avenue Nw, Calgary

MLS® #A2221933

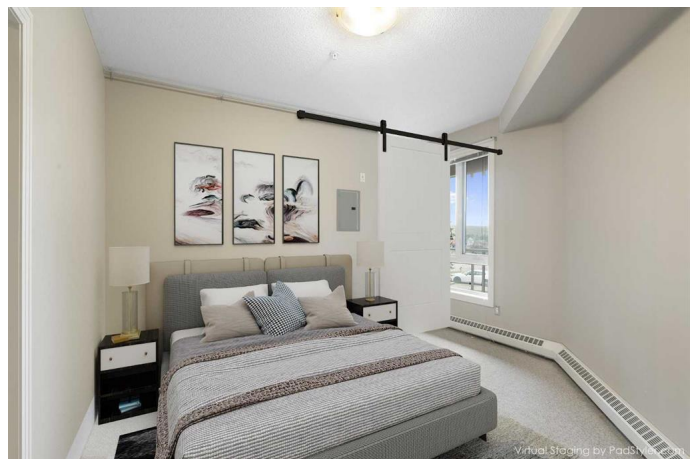
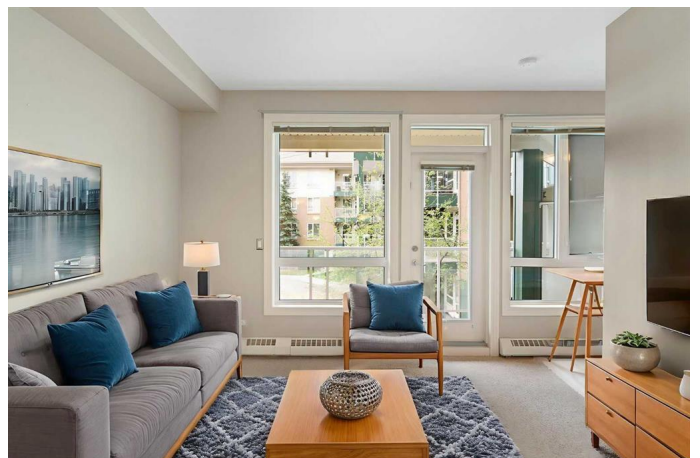
\$278,900

1 Bedroom, 1.00 Bathroom, 513 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

This SECOND-floor EAST facing ONE bed / ONE bath NW unit offers unmatched VALUE! The kitchen is complete with a breakfast bar for casual dining! The open layout offers plenty of room for a comfy couch & work zone, while big windows keep the space bright & inviting. With a separate sleeping area for added privacy, this unit is designed for both focus & relaxation. ADD A BARN Door for MORE PRIVACY. The secure building features controlled access, on-site management & a strong sense of community! The second-floor location adds an extra layer of comfort, offering elevator & quick stair access while maintaining privacy & security. IN SUITE Laundry. Big deck and nice view! Underground parking means your vehicle stays warm & protected year-round & the building's fitness facility makes it easy to stay active - without paying extra. Don't have a car? Transit & LRT close by. Rent the parking spot monthly to someone in the building! This is a well-managed complex with a healthy reserve fund, ensuring the long-term value & care of your investment. Whether you're buying for yourself or investing in a smart location - this is a unit that checks every box. FIVE year tenant would consider staying on! LOW condo fees include HEAT and WATER. TONS of underground visitor parking available. Bike storage. TITLED storage and TILED parking. VERY quiet well run location. If you are a health care worker, you can't ask for a better location - be at the



Foothills Hospital or Children's Hospital in under 10 mins. In less than 5 mins, you can be enjoying all that Nose Hill Park has to offer. Prefer activities around the Bow River ?
Â Only a 7 min drive! A 5 min walk takes you to Brentwood Village Shopping Centre = groceries to professional services + great restaurants/pubs/coffee shops. You simply can't say enough about this location & how convenient it is - for all that you need. With easy access to downtown & the mountains & the airport, this location is second to none.
Â INVESTORS - opportunity to maintain current AMAZING tenant who has lived here for 5 years! Â Call for details. Â Did I mention this building is PET friendly!? Pets = fish in an aquarium up to (38 liters), 2 domestic cats or 2 small dogs (20 pounds or less when full grown.)

Built in 2005

Essential Information

MLS® #	A2221933
Price	\$278,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	513
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	204, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3L 0Y2

Amenities

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

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks, Track Lighting
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	May 16th, 2025
Days on Market	78
Zoning	M-C2

Listing Details

Listing Office	Royal LePage Benchmark
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