

\$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

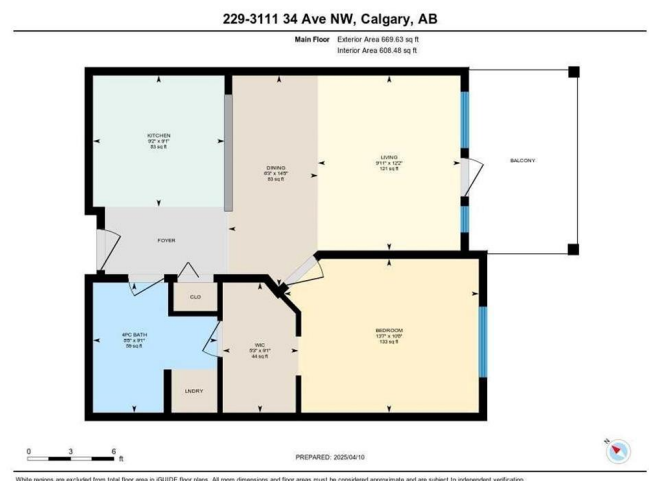
- Five appliances: fridge (new the last few years), wall oven, cooktop, built-in dishwasher & over the stove built in microwave

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 you're a student, professional, or investor 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	Elevator(s), Fitness Center, Storage, Trash, Bicycle Storage
Parking Spaces	1
Parking	Parkade, Titled

Interior

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

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

Exterior

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

Additional Information

Date Listed	April 11th, 2025
Days on Market	24
Zoning	M-C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.