# \$320,000 - 403, 3111 34 Avenue Nw, Calgary

MLS® #A2217118

## \$320,000

1 Bedroom, 1.00 Bathroom, 570 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

PRICE REDUCED - Amazing opportunity to get into a bright and spacious 1 bed, 1 bath apartment perfectly positioned in the highly sought-after community of Varsity. Located just steps away from the University of Calgary campus, this top-floor unit is a rare find for students, faculty, medical professionals, or investors looking for unbeatable convenience and long-term value. Enjoy uninterrupted views of Nose Hill Park from your private balcony â€" complete with a natural gas hookup and a phantom screen door for seamless indoor-outdoor living. Inside, you will find 9-foot ceilings, an induction cooktop, and new quartz countertops in the well-appointed kitchen. The unit also includes a titled underground secure parking stall, a titled storage locker, access to a fitness room and common BBQ area. It even comes with the furnishings currently there! This building is very well maintained and has reasonable condo fees. A Situated directly across from Brentwood Village Shopping Centre and less than a 10 minute walk to both Brentwood and University C-Train stations, you are steps from grocery stores, restaurants, and transit. Market Mall is just a 4-minute drive away, and top healthcare facilities like Alberta Children's Hospital (5 min) and Foothills Medical Centre (8 min) are close by. The area is also surrounded by parks and reputable grade schools, making this an excellent long-term home or investment. This is urban living with a view â€" don't miss your chance to own in







one of NW Calgary's most connected and established neighbourhoods. For more information and photos, click the links below!

#### Built in 2005

## **Essential Information**

MLS® # A2217118 Price \$320,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 570

Acres 0.00

Year Built 2005

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 403, 3111 34 Avenue Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T2L 0Y2

#### **Amenities**

Amenities Elevator(s), Fitness Center

Parking Spaces 1

Parking Additional Parking, Garage Door Opener, Heated Garage, Parkade,

Stall, Titled, Underground

# of Garages 1

#### Interior

Interior Features Elevator, High Ceilings, No Animal Home, No Smoking Home, Quartz

Counters, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Induction Cooktop, Microwave Hood Fan,

Refrigerator, Washer/Dryer Stacked

Heating Boiler Cooling None

# of Stories 4

## **Exterior**

Exterior Features Barbecue, Outdoor Grill

Construction Stucco

## **Additional Information**

Date Listed May 8th, 2025

Days on Market 55

Zoning M-C2

## **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.