

\$379,900 - 206, 3111 34 Avenue Nw, Calgary

MLS® #A2217563

\$379,900

2 Bedroom, 1.00 Bathroom, 771 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to this bright and well-maintained corner unit with 2 Bedrooms 1 Full Bathroom located just across the street from University of Calgary (U of C) and close to Brentwood Village Mall, U of C LRT, Children's Hospital, and Market Mall. This unit is facing a quiet street. Enter the unit, you will be impressed by its 9' ceilings, wrapped windows in the spacious living room and eating nook area allowing natural light to the unit all day long and having nice views. The unit also provides a living room door leading to a big balcony offering a barbecue area in the summertime, a functional Kitchen with raised eating bar, nice maple cabinets and very clean appliances, in-suite laundry, a 4-pc bathroom, a primary bedroom with large walk-in closet and large east facing windows, and a secondary bedroom or as an office for working from home with a big east facing window as well. The unit comes with one titled underground heated parking and storage cage, underground visitor parking, convenient amenities (exercise room and a huge common BBQ area). Perfect for students, professionals and investors! Vacant-Immediate Possession Available! Book Your Own Showing Now!

Built in 2005

Essential Information

MLS® # A2217563

Price \$379,900



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 771 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 206, 3111 34 Avenue Nw |
| Subdivision | Varsity |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2L 0Y2 |

Amenities

| | |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking, Gazebo, Picnic Area |
| Parking Spaces | 1 |
| Parking | Parkade, Titled, Underground |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 5th, 2025 |
| Days on Market | 13 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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