

# \$350,000 - 410, 3111 34 Avenue Nw, Calgary

MLS® #A2213332

**\$350,000**

1 Bedroom, 1.00 Bathroom, 608 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

## TOP FLOOR VIEW PROPERTY!

Welcome to Varsity 3111, a refined residence set in one of Calgary's most desirable communities—where modern convenience meets serene park-side living. Perched on the top floor, this beautifully appointed one-bedroom, one-ensuite condominium offers elevated living in every sense—boasting approximately 607 square feet of elegant, open-concept space. The heart of the home is a spacious living and dining area, seamlessly connected to a sleek, modern kitchen—complete with a large central island, perfect for casual entertaining. Retreat to the primary bedroom, where you'll find a thoughtfully designed walk-through closet, private ensuite bath, and in-suite laundry for ultimate convenience. Step out onto your west-facing balcony—an ideal vantage point to take in Calgary's sunsets, surrounded by miles of parks and pathways just steps from your door. Located within walking distance to the University of Calgary, this home offers both academic accessibility and a peaceful, upscale setting. Underground parking, building entrance, security features include a heated, titled underground parking stall, and full ownership of a titled storage, secure building access, and elevator convenience—all within a well-maintained, professionally managed development. This is more than just a home—it's a rare opportunity to own an exceptional layout in a prime North West location, with effortless access to shopping,



transit, and Calgary's vibrant downtown.

Built in 2005

**Essential Information**

MLS® #	A2213332
Price	\$350,000
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	410, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Insulated, Parkade, Paved, Stall, Titled, Underground, Owned
# of Garages	1

**Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Storage
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator,

	Washer/Dryer, Electric Cooktop
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony, Lighting
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	89
Zoning	M-C2

## Listing Details

Listing Office	eXp Realty
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