

# \$334,988 - 403, 3101 34 Avenue Nw, Calgary

MLS® #A2214943

**\$334,988**

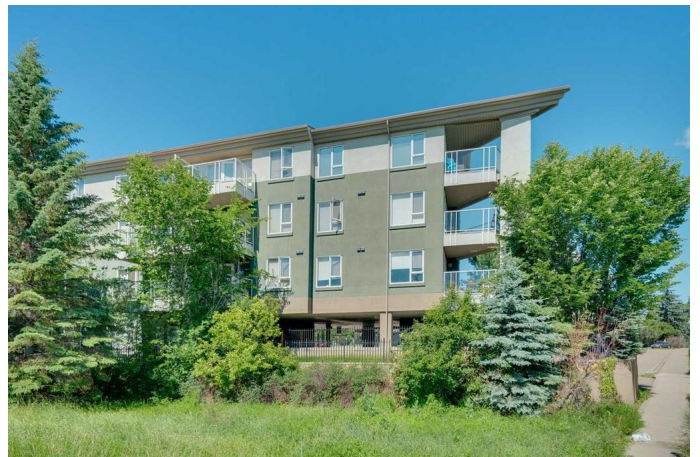
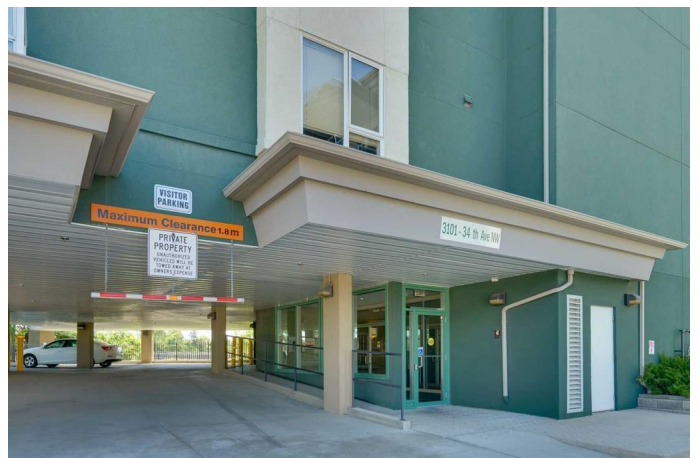
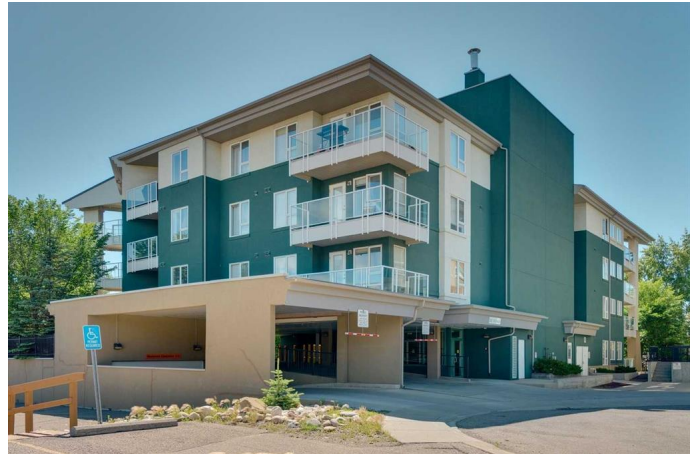
1 Bedroom, 1.00 Bathroom, 657 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to Unit #403 at 3101 34th Ave NW  
â€“ A fantastic opportunity to own a bright and modern 1-bed, 1-bath top-floor unit in the vibrant Varsity neighbourhood. Perfectly located just 75 meters from the University of Calgary, this unit offers the ideal blend of convenience and comfort for students, faculty, medical professionals and anyone seeking easy access to campus life, hospitals and downtown.

Boasting a direct view of Nose Hill Park, you will enjoy breathtaking views from your private deck complete with a natural gas BBQ hookup. The unit comes with titled underground parking, a titled storage locker and access to secure indoor bike storage for added convenience. Walk to everything: Brentwood Village Shopping Centre is just across the street, and both Brentwood and University C-Train stations are within a 10-minute walk. Youâ€™re also only a 4-minute drive from Market Mall, with easy access to nearby schools, parks, cafÃ©s and other everyday essentials. This location offers convenient, secure living just 5 minutes from Alberta Childrenâ€™s Hospital and 8 minutes from Foothills Medical Centre - unbeatable proximity for healthcare professionals, university students and faculty and anyone looking for easy access to downtown Calgary. Whether youâ€™re a first-time buyer, investor or down-sizer, this unit offers a rare combination of location, lifestyle and long-term value. Donâ€™t miss your chance to make



this your new home

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2214943          |
| Price          | \$334,988         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 657               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 403, 3101 34 Avenue Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2L 0Y2                |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Bicycle Storage, Visitor Parking                               |
| Parking Spaces | 1                                                              |
| Parking        | Additional Parking, Guest, Parkade, Stall, Titled, Underground |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Elevator     |
| Appliances        | Built-In Electric Range, Dishwasher, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator |
| Heating           | Boiler                                                                                                   |
| Cooling           | None                                                                                                     |
| # of Stories      | 4                                                                                                        |

**Exterior**

|                   |        |
|-------------------|--------|
| Exterior Features | Other  |
| Construction      | Stucco |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 5             |
| Zoning         | M-C2          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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