

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

MLS® #A2217118

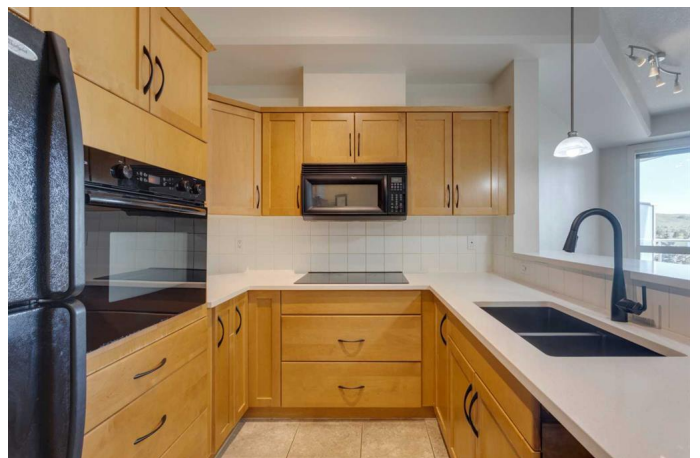
**\$320,000**

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 – 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. 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 – 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, Heated Garage, Parkade, Stall, Underground, Garage Door Opener, Titled
# of Garages	1

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s), Elevator, Recreation Facilities, Soaking Tub
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	40
Zoning	M-C2

## Listing Details

Listing Office	eXp Realty
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