

# \$374,900 - 206, 3111 34 Avenue Nw, Calgary

MLS® #A2217563

**\$374,900**

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 \$374,900



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, Gazebo, Picnic Area, Secured Parking, Storage, Visitor Parking
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	17
Zoning	M-C2

## **Listing Details**

Listing Office	Homecare Realty Ltd.
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