

# \$314,999 - 120, 3111 34 Avenue Nw, Calgary

MLS® #A2208436

## \$314,999

1 Bedroom, 1.00 Bathroom, 602 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Step into the bright and spacious 1 bedroom 1 bathroom ground floor unit with direct private access to the outside. The unit was freshly painted and installed with brand new luxury vinyl flooring. The kitchen features with open concept floor plan, built-in electric stove and wall oven, a raised breakfast bar offers a casual sitting spot while preparing meals. A walk-thru closet from the bedroom leads to the bathroom where you can find the in-suite laundry by the side. A titled parking and titled storage can both be found in the parkade level with shared large bicycle storages. Save on gym memberships by using the well-equipped exercise room on the main floor. The complex is perfectly situated near the University of Calgary, with walking distance to C-Train station and minutes of drive to hospital and shopping centres. Embrace the convenience condo living by booking your private showing today!

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2208436  |
| Price          | \$314,999 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 602       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2004              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 120, 3111 34 Avenue Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2L 0Y2                |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Bicycle Storage |
| Parking Spaces | 1               |
| Parking        | Parkade         |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, Open Floorplan, Separate Entrance                                   |
| Appliances        | Built-In Electric Range, Built-In Oven, Dishwasher, Microwave Hood Fan, Washer/Dryer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                 |
| Cooling           | None                                                                                                   |
| # of Stories      | 4                                                                                                      |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Storage, Courtyard |
| Construction      | Stucco, Wood Frame                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 32              |
| Zoning         | M-C2            |

### Listing Details

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

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