

# \$299,900 - 434, 3111 34 Avenue Nw, Calgary

MLS® #A2227536

**\$299,900**

1 Bedroom, 1.00 Bathroom, 519 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Location, Lifestyle & Value – All in One! Welcome to this bright and modern 1 bed, 1 bath condo located in one of the most desirable spots in the city—right across the street from the University of Calgary, and a short distance to the Alberta Children’s Hospital, Market Mall, LRT, and all the amenities you could ever need! Step inside to find a spacious open-concept layout with a contemporary kitchen, large living area, and plenty of natural light. The unit features in-suite laundry for ultimate convenience and includes a titled underground heated parking stall, secure titled storage unit, and even bike storage in the parkade. Enjoy top-notch building amenities including a fully equipped exercise room, common area BBQ and patio space, and a welcoming lobby—all in a well-managed, secure complex. Perfect for students, medical professionals, or anyone looking to live in a vibrant, central location with unbeatable access to transit and daily essentials. Whether you’re looking for your first home, a low-maintenance lifestyle, or a smart investment—this one checks all the boxes! Don’t miss your chance to own a piece of convenience and comfort in the heart of the city.

Built in 2005

## Essential Information

MLS® #

A2227536



Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	519
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	434, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage, Vinyl Windows
Appliances	Built-In Range, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	June 16th, 2025
Days on Market	15
Zoning	M-C2

## Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.