

# \$359,900 - 426, 3111 34 Avenue Nw, Calgary

MLS® #A2205998

**\$359,900**

1 Bedroom, 1.00 Bathroom, 768 sqft

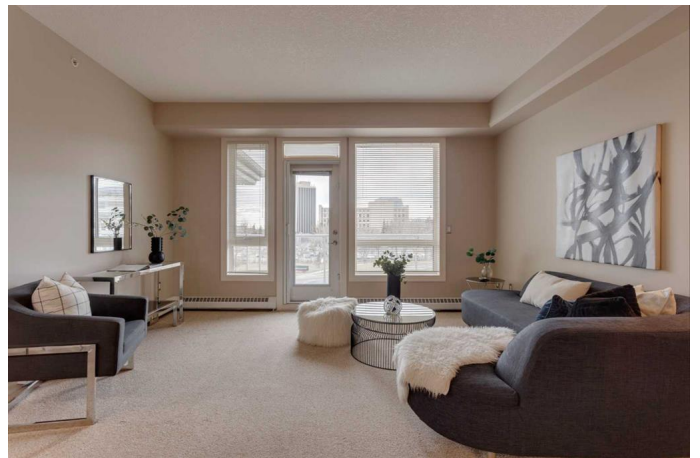
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Step into this spacious one bedroom + den condo, perfectly situated near the University of Calgary Campus, within walking distance to the Brentwood C-Train Station and moments from Market Mall, the Foothills Medical Centre, and the Alberta Children's Hospital. With easy access to downtown and the mountains, this location is second to none. Relax on the big south-facing balcony overlooking the building's courtyard, and take advantage of the titled underground heated parking stall, a storage locker and in-suite laundry. Save on gym memberships by using the main floor exercise room. This secure, well-managed property has an on-site building manager and welcomes pets with board approval. The open-concept layout is flooded with light from the generous windows. The inviting living room is perfect for hosting friends or watching your favourite show, while the breakfast bar and dining area offer a place to gather while preparing meals. The kitchen is fully equipped with a wall oven, cook-top, and microwave hood fan. A versatile den/office space provides a quiet retreat for work or study and the bedroom features direct access to the bathroom and laundry facilities. Embrace the convenience of apartment living in this vibrant neighbourhood adjacent to the University of Calgary. Schedule your private showing today!

Built in 2005

## Essential Information



MLS® #	A2205998
Price	\$359,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	426, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

### Amenities

Amenities	Fitness Center, Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 9th, 2025  
Days on Market                7  
Zoning                              M-C2

**Listing Details**

Listing Office                    RE/MAX House of Real Estate

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