

**204, 3111 34 Avenue NW**  
**Calgary, Alberta****MLS # A2221933****\$279,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	513 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks, Track Lighting		

**Inclusions:** Microwave "AS-IS"

Ideal for Students + Peace of Mind for Parents&ndash;Steps from the University of Calgary...unit will be vacant Aug 1, 2025 = perfect timing for 2025-2026 Fall Term!! Whether you're a student looking for the perfect location or a parent wanting to ensure comfort & safety&mdash;this is the unit you've been waiting for! Why pay rent for 4+ yrs!! Located across the street from the University of Calgary, this SECOND-floor EAST facing ONE bed / ONE bath unit offers unmatched convenience for students. Say goodbye to long commutes & hello to extra time for sleep, studies or campus life! Walk home for lunch & whip up your own meals between classes! The kitchen is complete with a breakfast bar for casual dining or late-night study snacks! The open layout offers plenty of room for a comfy couch & study zone, while big windows keep the space bright & inviting. With a separate sleeping area for added privacy, this unit is designed for both focus & relaxation. ADD A BARN Door for MORE PRIVACY. The secure building features controlled access, on-site management & a strong sense of community&mdash;providing peace of mind for parents with kids living away from home for the first time. The second-floor location adds an extra layer of comfort, offering elevator & quick stair access while maintaining privacy & security. IN SUITE Laundry. Big deck and nice view! Underground parking means your vehicle stays warm & protected year-round & the building&rsquo;s fitness facility makes it easy to stay active - without paying extra. Don't have a car? Transit & LRT close by. Rent the parking spot monthly to someone in the building! This is a well-managed complex with a healthy reserve fund, ensuring the long-term value & care of your investment. Whether you're buying for your child or investing in a smart location&mdash;this is a unit that checks every box. LOW

condo fees include HEAT and WATER. TONS of underground visitor parking available. Bike storage. TITLED storage and TILED parking. OF COURSE this building is NOT just for students! VERY quiet well run location. If you are a health care worker, you can't ask for a better location - be at the Foothills Hospital or Children's Hospital in under 10 mins. In less than 5 mins, you can be enjoying all that Nose Hill Park has to offer. Prefer activities around the Bow River ? Only a 7 min drive! A 5 min walk takes you to Brentwood Village Shopping Centre = groceries to professional services + great restaurants/pubs/coffee shops. You simply can't say enough about this location & how convenient it is - for all that you need. With easy access to downtown & the mountains & the airport, this location is second to none. INVESTORS - opportunity to maintain current AMAZING tenant who has lived here for 5 years! Call for details. Did I mention this building is PET friendly!? Pets = fish in an aquarium up to (38 liters), 2 domestic cats or 2 small dogs (20 pounds or less when full grown.)