

**434, 3111 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2227536**



**\$299,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	519 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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, Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** N/A

Location, Lifestyle & Value &ndash; 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&mdash;right across the street from the University of Calgary, and a short distance to the Alberta Children&rsquo;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&mdash;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&rsquo;re looking for your first home, a low-maintenance lifestyle, or a smart investment&mdash;this one checks all the boxes! Don&rsquo;t miss your chance to own a piece of convenience and comfort in the heart of the city.