

\$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	36
Zoning	M-C2

Listing Details

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

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.