

# \$290,000 - 209, 3101 34 Avenue Nw, Calgary

MLS® #A2092442

**\$290,000**

1 Bedroom, 1.00 Bathroom, 833 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

\* Back on Market due to Financing \* Check out this incredible opportunity to acquire a stunning 1 bedroom, 1 bath condominium ideally situated **DIRECTLY ACROSS** from the esteemed **UNIVERSITY OF CALGARY**. With **OVER 800 SQ.FT** of living space, this exquisite unit is located in a highly sought-after building within a well-established area, making it an **IDEAL INVESTMENT** for university students or working professionals. This impeccably maintained condo boasts quality finishes and features an **OPEN-CONCEPT** kitchen with beautiful maple cabinetry. The kitchen is equipped with a black appliance package including a **BOSCH** dishwasher, built-in oven, and electric cooktop. Additionally, a breakfast eating bar with pendant lighting compliments the spacious great room, complete with a **BUILT-IN DESK/WORKSTATION**. The bedroom offers ample space with a generous **WALK-THROUGH CLOSET** and a 4-piece ensuite bathroom featuring a convenient cheater door and added storage/linen closet. You'll love the large covered balcony with a glass railing that is very private and serene with greenery all around. For added security and comfort, the property includes a secure, **TITLED UNDERGROUND PARKING** and storage unit, along with covered guest parking by the front door. Situated on a peaceful cul-de-sac with minimal traffic, the location is exceptionally quiet and desirable. Schedule your private viewing today and seize the



chance to own this remarkable property.

Built in 2007

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2092442      |
| Price          | \$290,000     |
| Sold Price     | \$301,700     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 833           |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 209, 3101 34 Avenue Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2L2A3                 |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                               |
| Parking        | Garage Door Opener, Owned, Parkade, Stall, Titled, Underground  |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Smoking Home, Storage                                                                            |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                   |
| # of Stories      | 4                                                                                                                      |

**Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Lighting           |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2023 |
| Date Sold      | March 14th, 2024   |
| Days on Market | 127                |
| Zoning         | M-C2               |
| HOA Fees       | 0.00               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX FIRST |
|----------------|--------------|

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