

\$365,000 - 417, 3111 34 Avenue Nw, Calgary

MLS® #A2119573

\$365,000

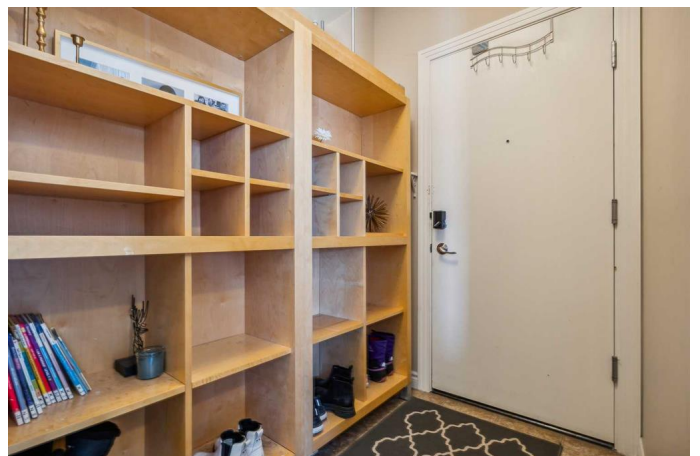
2 Bedroom, 1.00 Bathroom, 768 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

This 2-bedroom condo presents a unique blend of convenience and comfort, perfectly suited for students, faculty, or anyone looking to enjoy the vibrant community around the University of Calgary. Located directly across from the campus, this corner unit is situated on the top floor, ensuring peace and quiet along with stunning views. The south-facing orientation guarantees a sunny disposition throughout the day, lighting up both the functional kitchen and the expansive living room.

The primary bedroom is a highlight, offering ample space to fit a king-sized bed comfortably, complimented by a walk-in closet that caters to all your storage needs. While the primary bedroom serves as a spacious retreat, the secondary bedroom is cozy, perfectly fitting a twin bed and wardrobe, ideal for guests or as a study room. A notable convenience is the in-suite laundry, adding to the ease of living. The large patio is a gem, offering breathtaking views of Nose Hill Park, perfect for relaxation or entertaining guests. Beyond the comfort of the condo itself, the building boasts a range of amenities designed to enhance your living experience. These include a titled parking space, ensuring your vehicle is safely accommodated, and a titled storage unit for additional belongings. For the active and environmentally conscious, bike lockers offer a secure solution for your transportation needs. The building's gym is well-equipped for fitness enthusiasts, while the



courtyard, complete with a BBQ, provides a wonderful outdoor space for social gatherings. This condo is more than just a place to live; it's a lifestyle choice for those who value convenience, comfort, and community.

Built in 2005

Essential Information

MLS® #	A2119573
Price	\$365,000
Sold Price	\$380,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	768
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	417, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Gazebo, Parking, Picnic Area, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplaces	Blower Fan, None
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 14th, 2024
Days on Market	11
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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