

\$324,900 - 211, 3101 34 Avenue Nw, Calgary

MLS® #A2123989

\$324,900

1 Bedroom, 1.00 Bathroom, 780 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Meet Victoria - The modern living condo across from the U of C. This 1 bed, 1 bath condo has an open floor plan that is as inviting as it is functional. Step onto the beautiful new engineered hardwood floors that seamlessly blend the living spaces together. The built-in desk area presents a convenient workspace for a student or professional, while the large kitchen, equipped with an eating bar, is a haven for the at-home chef.

The dedicated dining room is poised for entertaining, and the sprawling windows invite an abundance of natural light, illuminating the fresh paintwork. An oversized walk-in closet accommodates your wardrobe & makeup stand, and the in-suite laundry adds a layer of convenience.

Venture outside to your private balcony for a breath of fresh air, or stay cool indoors with the portable A/C unit (vented outside). This condo not only has a great floor plan but comes with titled underground parking and additional storage space, taking urban living to a new level.

Situated just steps from the University of Calgary and within walking distance of 2 CTrain stops, University District, Market Mall, Brentwood Shopping Centre, McMahon Stadium, and Alberta Children's Hospital. This condo is in a prime location for both students and professionals alike. Don't miss the



opportunity to settle into comfort and convenience right in the heart of the city.

Built in 2007

Essential Information

MLS® #	A2123989
Price	\$324,900
Sold Price	\$324,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	211, 3101 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2A3

Amenities

Amenities	Elevator(s), Parking, Trash
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Storage
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Baseboard

Cooling	Partial, Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	None
Construction	Stucco, Wood Frame

Additional Information

Date Listed	April 18th, 2024
Date Sold	May 9th, 2024
Days on Market	21
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Renzo Real Estate Inc.
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