

\$349,000 - 210, 3111 34 Avenue Nw, Calgary

MLS® #A2131118

\$349,000

1 Bedroom, 1.00 Bathroom, 607 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

LOCATION, LOCATION, LOCATION! Situated directly across from the University of Calgary, a mere stroll to the C Train, and in close proximity to the Children's and Foothills hospitals, as well as Market Mall—this upgraded gem is an outstanding investment opportunity.

Featuring titled parking and a titled storage unit, this unit showcases an efficient floor plan with 9-foot ceilings, a spacious tiled foyer with ample storage, and a large kitchen complete with a breakfast bar perfect for every day living and hosting friends and family.

The open plan living space exudes elegance with carpet throughout, while a wall of windows bathes the space in natural light, opening to the expansive west facing covered balcony. The large bedroom offers, a generously sized walk-through closet, and access to the full bathroom featuring washer/dryer front-loading machines.

Included in the package is the coveted titled parking spot and a titled storage locker. With solid management this is a standout opportunity!

The building boasts an array of amenities including a secured entrance, 3 elevators, fitness centre, party room, and outdoor communal space—elevating your living experience to new heights.

Built in 2005

Essential Information



MLS® #	A2131118
Price	\$349,000
Sold Price	\$338,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	607
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	210, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

Amenities

Amenities	Bicycle Storage, Elevator(s)
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco, Vinyl Siding, Wood Frame

Additional Information

Date Listed	May 10th, 2024
Date Sold	June 12th, 2024
Days on Market	33
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Complete Realty

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