

\$449,000 - 405, 3101 34 Avenue Nw, Calgary

MLS® #A2131894

\$449,000

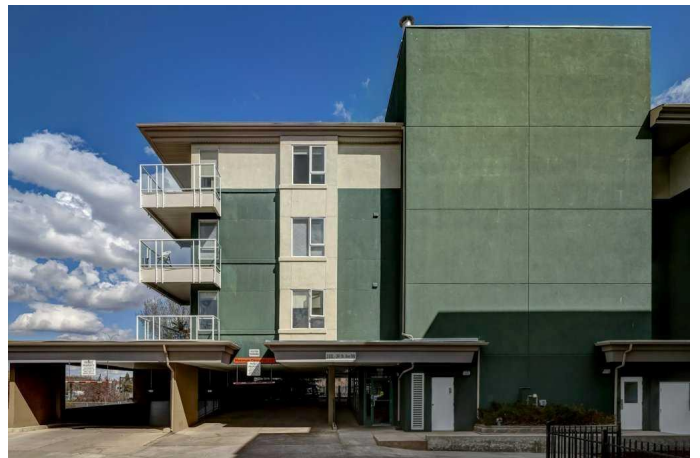
2 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Great opportunity to own this TOP FLOOR 2 bedroom / 2 full bath corner unit located steps away from the University of Calgary campus! This unit is one of the largest in the complex and features a bright, open concept layout! The kitchen has beautiful maple cabinets, black appliances, and a sit up bar. The large living room and cozy dining room are perfect for entertaining or just lounging. The main bedroom features its own 4-piece ensuite and walk-in closet. The second bedroom features a walk-through closet with direct access to the other 4-piece bath. There is also IN-SUITE LAUNDRY. This is the perfect set up for room mates or couples needing a guest room / office. Relax on the large corner balcony with great views of Nose Hill and downtown and hookup for a gas BBQ. Keep your cool this summer with the included portable window air conditioner. You will appreciate the convenience of a TITLED, HEATED UNDERGROUND PARKING STALL and the largest storage locker in the complex. There is even secure bike storage and covered guest parking. Located close to the LRT, Brentwood shopping center, the exciting shops and restaurants of the University District, Market Mall and so much more! This exquisite unit is in a highly sought-after building in a well-established area, making it an IDEAL INVESTMENT for university students or working professionals.

Built in 2007



Essential Information

MLS® #	A2131894
Price	\$449,000
Sold Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	405, 3101 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2A3

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
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Roof	Asphalt Shingle, Membrane
Construction	Stucco, Wood Frame

Additional Information

Date Listed	May 15th, 2024
Date Sold	May 17th, 2024
Days on Market	2
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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