

\$279,900 - 137, 3111 34 Avenue Nw, Calgary

MLS® #A2132680

\$279,900

1 Bedroom, 1.00 Bathroom, 472 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Located within the heart of Varsity & across from the prestigious University of Calgary, this thoughtfully designed, 1 bdrm unit is tucked into a quiet cul-de-sac within the well managed executive condo complex of 3111 Varsity. Feel comfortable as soon as you walk in with a layout that maximizes the space provided & emphasizes functionality. The nicely equipped kitchen has full size sleek black Bosch/Whirlpool appliance package (with a built-in wall mounted oven), a useful full length breakfast bar, & plenty of shaker style cabinetry. Nearby, tall 9'™ ceilings, large windows, & the open concept floorplan accentuate the spaciousness of this unit providing room for the living & dining areas while giving you options to re-configure to your own liking. From here, enjoy easy access to the functional balcony that provides a BBQ gas hook up. The well sized bedroom space around the corner will pamper you with a walk in closet while the 4 piece full bathroom & ensuite laundry closet completes the package. Additional features include a titled underground parking spot & a titled storage locker within a dedicated storage room. The ground floor location of this unit also means excellent accessibility & minimum dependence on the elevators! Beyond the unit, this well balanced building offers a fitness centre, a separate secured underground visitors parking, bike storage, on-site building manager, & plenty of outdoor spaces with gazebos. Be spoiled by the great location;



enjoy the convenience of being steps away from the University of Calgary, University Research Park, Brentwood LRT station & shopping centre. Furthermore, the close proximity to Foothills & Children's hospitals, Market Mall, SAIT, Downtown, & quick access to the mountains make this central location tough to beat - better than renting & perfect for buyers of all ages, working professionals/post secondary students, or those looking to add to their investment portfolio, come view this affordable condo today!

Built in 2005

Essential Information

MLS® #	A2132680
Price	\$279,900
Sold Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	472
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	137, 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, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Guest, Parkade, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	BBQ gas line
Construction	Stucco, Wood Frame

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 29th, 2024
Days on Market	13
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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