

# \$314,999 - 120, 3111 34 Avenue Nw, Calgary

MLS® #A2208436

**\$314,999**

1 Bedroom, 1.00 Bathroom, 602 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Step into the bright and spacious 1 bedroom 1 bathroom ground floor unit with direct private access to the outside. The unit was freshly painted and installed with brand new luxury vinyl flooring. The kitchen features with open concept floor plan, built-in electric stove and wall oven, a raised breakfast bar offers a casual sitting spot while preparing meals. A walk-thru closet from the bedroom leads to the bathroom where you can find the in-suite laundry by the side. A titled parking and titled storage can both be found in the parkade level with shared large bicycle storages. Save on gym memberships by using the well-equipped exercise room on the main floor. The complex is perfectly situated near the University of Calgary, with walking distance to C-Train station and minutes of drive to hospital and shopping centres. Embrace the convenience condo living by booking your private showing today!

Built in 2004

## Essential Information

MLS® #	A2208436
Price	\$314,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	602
Acres	0.00



Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	120, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

### Amenities

Amenities	Bicycle Storage
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Laminate Counters, No Animal Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Washer/Dryer, Window Coverings, Built-In Electric Range, Built-In Oven
Heating	Natural Gas, Hot Water
Cooling	None
# of Stories	4

### Exterior

Exterior Features	BBQ gas line, Courtyard, Private Entrance, Storage
Construction	Stucco, Wood Frame

### Additional Information

Date Listed	April 4th, 2025
Days on Market	29
Zoning	M-C2

### Listing Details

Listing Office	eXp Realty
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