

# \$349,900 - 211, 3111 34 Avenue Nw, Calgary

MLS® #A2257244

## \$349,900

1 Bedroom, 1.00 Bathroom, 609 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

This bright, west-facing one-bedroom condo is ideally located just a short walk to the University of Calgary, shopping, and the LRT. The spacious, open layout features a large kitchen with a Bosch cooktop and wall oven, dishwasher, in-suite laundry, and extensive counter and cabinet space, including a convenient sit-at counter. The living and dining area opens to a private covered balcony with a gas line, ideal for year-round grilling. The large bedroom includes a walk-in closet and is paired with a full bathroom. This well-maintained unit offers a titled parking stall in a secure, heated, underground parkade and a titled storage unit. Building amenities feature a fitness centre, bike storage, and numerous indoor visitor parking stalls. Perfect for students, professionals, first-time buyers, or investors, this property combines modern comfort with exceptional convenience. With proximity to the University of Calgary, major medical centres, public transit, shopping, and dining, it offers both lasting value and a highly desirable location.

Built in 2005

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2257244  |
| Price     | \$349,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 609               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 211, 3111 34 Avenue Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2L 0Y2                |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                              |
| Parking        | Heated Garage, Parkade, Stall, Titled, Underground, Guest, Secured             |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Walk-In Closet(s)                                                                  |
| Appliances        | Dishwasher, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                |
| Cooling           | None                                                                                                                  |
| # of Stories      | 4                                                                                                                     |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Stone, Wood Frame     |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 16th, 2025 |
| Zoning      | M-C2                 |

### Listing Details

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