

**403, 3111 34 Avenue NW**  
**Calgary, Alberta**
**MLS # A2217118**


# \$320,000

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	570 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Garage Door Opener, Heated Garage, Parkade, Stall, Title		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	All furniture		

**PRICE REDUCED** - Amazing opportunity to get into a bright and spacious 1 bed, 1 bath apartment perfectly positioned in the highly sought-after community of Varsity. Located just steps away from the University of Calgary campus, this top-floor unit is a rare find for students, faculty, medical professionals, or investors looking for unbeatable convenience and long-term value. Enjoy uninterrupted views of Nose Hill Park from your private balcony & complete with a natural gas hookup and a phantom screen door for seamless indoor-outdoor living. Inside, you will find 9-foot ceilings, an induction cooktop, and new quartz countertops in the well-appointed kitchen. The unit also includes a titled underground secure parking stall, a titled storage locker, access to a fitness room and common BBQ area. It even comes with the furnishings currently there! This building is very well maintained and has reasonable condo fees. Situated directly across from Brentwood Village Shopping Centre and less than a 10 minute walk to both Brentwood and University C-Train stations, you are steps from grocery stores, restaurants, and transit. Market Mall is just a 4-minute drive away, and top healthcare facilities like Alberta Children's Hospital (5 min) and Foothills Medical Centre (8 min) are close by. The area is also surrounded by parks and reputable grade schools, making this an excellent long-term home or investment. This is urban living with a view & don't miss your chance to own in one of NW Calgary's most connected and established neighbourhoods. For more information and photos, click the links below!