

**103, 3111 34 Avenue NW**  
**Calgary, Alberta**
**MLS # A2218130**

**\$279,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	571 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

UNBEATABLE LOCATION | CLOSE TO UNIVERSITY OF CALGARY, FOOTHILLS HOSPITAL, MARKET MALL, UNIVERSITY DISTRICT | GREAT VALUE IN VARSITY | Welcome to 3111 Varsity &ndash; an outstanding opportunity to own a 1-bed 1-bath studio apartment in Varsity. This is PRIME location, with just a few steps away from the University of Calgary, Brentwood LRT and Bus Loop, Market Mall, University District, Foothills Hospital and Alberta Children's Hospital, Brentwood Village Shops, the amenities are abundant. There will always be demand for a great location like this. Outdoors, Nose Hill Park is a short commute away and within walking distance, with plenty of parks and playgrounds around the neighbourhood. The unit is located on the ground floor, with easy access to the unit which faces a secure and quiet street in front (very limited traffic). 9-foot ceilings, bright windows, a clean and functional kitchen with plenty of storage, in-unit laundry and sizeable balcony space for outdoor living, even with a natural gas BBQ hookup. This is a must-see property, great for a first time buyer or investor looking for long-term value and a resilient investment. This property also comes with TITLED secured heated underground parking and TITLED storage unit. Book your showing TODAY!