

780-897-4003

dj@djgolden.com

418, 3111 34 Avenue NW Calgary, Alberta

MLS # A2262853



\$409,900

Division: Varsity Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 916 sq.ft. Age: 2005 (20 yrs old) **Beds:** Baths: Garage: Titled, Underground Lot Size: Lot Feat:

Heating: Water: Hot Water Sewer: Floors: Carpet, Linoleum Roof: Condo Fee: \$ 659 **Basement:** LLD: **Exterior:** Zoning: Stucco, Wood Frame M-C2 Foundation: **Utilities:**

Features: Open Floorplan, See Remarks, Walk-In Closet(s)

Inclusions: NA

Inclusions. NA

Varsity!! This top-floor unit offers the perfect blend of comfort, convenience, and value. With 9 ft ceilings and an open, airy layout, the space feels bright and inviting from the moment you step inside. This modern floor plan features two spacious bedrooms, two full bathrooms, and a walk-in closet with a 4-piece ensuite in the primary suite. Enjoy the convenience of in-suite laundry with a stacked washer and dryer, plus a balcony off the sunlit living room—perfect for your morning coffee or evening unwind. The unit includes two titled sxs underground parking stalls, secure building access, visitor parking, and a fitness room exclusively for residents. Location is everything—and this one delivers. You're just across the street from the University of Calgary, with easy walking access to both Brentwood and University C-Train stations, as well as Brentwood Village Shopping Centre directly across the street. Groceries, restaurants, and cafés are all steps away. Market Mall is only a 4-minute drive, while Alberta Children's Hospital and Foothills Medical Centre are within a short commute. Surrounded by parks, green spaces, and top-rated schools, this is an ideal choice for students, professionals, or first-time buyers alike. Whether you're looking for a turnkey investment property or a low-maintenance home in a connected NW community, this is urban living made easy—ready for immediate possession.