

311, 3101 34 Avenue NW

Calgary, Alberta

MLS # A2241580



\$340,000



Division:	Varsity			
Type:	Residential/Low Rise (2-4 stories)			
Style:	Apartment-Single Level Unit			
Size:	773 sq.ft.	Age:	2007 (18 yrs old)	
Beds:	1	Baths:	1	
Garage:	Titled, Underground			
Lot Size:	-			
Lot Feat:	-			
Heating:	Baseboard, Natural Gas		Water:	-
Floors:	Carpet, Vinyl		Sewer:	-
Roof:	Asphalt Shingle		Condo Fee:	\$ 650
Basement:	-		LLD:	-
Exterior:	Stucco, Wood Frame		Zoning:	M-C2
Foundation:	Poured Concrete		Utilities:	-
Features:	Breakfast Bar, Kitchen Island			
Inclusions:	All furniture			

This stylish, FULLY FURNISHED, VALUE-PRICED one-bedroom condo offers MOVE-IN or RENT-READY convenience. Just steps from the University of Calgary, it features a spacious layout and comes COMPLETELY EQUIPPED for IMMEDIATE, COMFORTABLE LIVING — an ideal opportunity for students, professionals, or investors alike. The kitchen features sleek black appliances, including a cooktop stove and built-in BOSCH oven, along with ample cupboard and counter space and a functional island with an eating bar - perfect for both everyday living and entertaining. The adjacent dining area easily accommodates larger gatherings, whereas the built-in desk provides seamless convenience for work or study. The bright family room leads to a southeast facing private balcony with a glass railing, surrounded by mature trees and greenery — a peaceful, secluded outdoor space. The bright and spacious primary bedroom features a portable air conditioning unit (vented outside) and offers direct access to the 4-piece bathroom through a generous walk-through closet and in-suite laundry area with a linen closet. Additional features include a titled underground parking stall, secure bike storage and covered guest parking. Ideally located within walking distance to the University of Calgary, Brentwood and University LRT stations, University District, Market Mall, Brentwood Village, McMahon Stadium, and the Alberta Children’s and Foothills Hospitals, this condo is a smart investment and an equally ideal place to call home.