



GRASSROOTS
REALTY GROUP

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424, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2214745



\$462,500

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	914 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Stone Counters		

Inclusions: all keys/FOB's

Wow! Opportunity awaits! Equally suited to a first-time buyer, downsizer, or savvy investor, this lovely property offers it all! Welcome to your beautifully updated property in the highly coveted neighbourhood of Varsity. This spacious, upgraded TOP FLOOR, open-concept condo shows exceptionally well and offers two bedrooms and two bathrooms including an ensuite! The tasteful finishes and colour palette create a relaxed and calm space. The lovely kitchen is both modern and functional featuring an abundance of warm cabinetry, stainless steel appliances and granite counter tops. The sunny living room is an ideal spot for unwinding or visiting with friends and provides direct access to the large, covered balcony with gas hook-up. A bonus designated dining area easily accommodates seating for six or more. The bright primary suite boasts a walk-through closet with a custom cabinetry system designed by California Closets while the ensuite with granite-top vanity and walk-in shower brings a touch of luxury to the space. The thoughtfully designed layout has the second bedroom also with California Closets and additional, full four-piece bathroom situated across the unit for comfort and privacy. In-suite laundry completes the unit's interior. Other notable features of this special property are the TWO TITLED, Heated Underground Parking Stalls, a large gym located in the building, bike storage and even has an on site building manager. . This unbeatable location is mere steps from the U of C and a short stroll to the University LRT train station. And imagine In less than 5 minutes, you can be enjoying all that Nose Hill Park has to offer. Prefer activities around the Bow River - only a 7 minute drive! If you are a health care worker, you can't ask for a better location as you can be at the Foothills Hospital in 7 minutes. A 5 minute walk takes you to Brentwood Village

Shopping Centre for all you need, from groceries to professional services and to great restaurants and pubs. You simply can't say enough about this location and how convenient it is for all that you need. Speaking of "all that you need", this amazing condo can be all yours as it is totally Turn-key. This home comes Fully furnished including the wall mounted TV. See the "Supplements" for the list of inclusions". This amazing opportunity offers it all – modern living, UNPARELLED location, and a walkable lifestyle.