

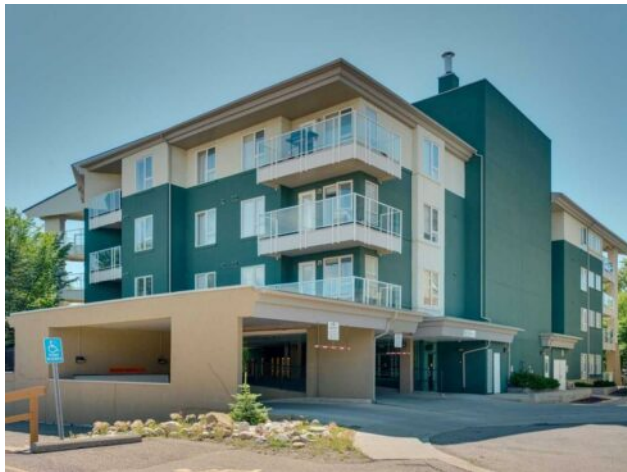


**GRASSROOTS**  
REALTY GROUP

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403, 3101 34 Avenue NW  
Calgary, Alberta

MLS # A2214943



**\$334,988**

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	657 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Guest, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 561
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Unit #403 at 3101 34th Ave NW – A fantastic opportunity to own a bright and modern 1-bed, 1-bath top-floor unit in the vibrant Varsity neighbourhood. Perfectly located just 75 meters from the University of Calgary, this unit offers the ideal blend of convenience and comfort for students, faculty, medical professionals and anyone seeking easy access to campus life, hospitals and downtown. Boasting a direct view of Nose Hill Park, you will enjoy breathtaking views from your private deck complete with a natural gas BBQ hookup. The unit comes with titled underground parking, a titled storage locker and access to secure indoor bike storage for added convenience. Walk to everything: Brentwood Village Shopping Centre is just across the street, and both Brentwood and University C-Train stations are within a 10-minute walk. You’re also only a 4-minute drive from Market Mall, with easy access to nearby schools, parks, cafés and other everyday essentials. This location offers convenient, secure living just 5 minutes from Alberta Children’s Hospital and 8 minutes from Foothills Medical Centre - unbeatable proximity for healthcare professionals, university students and faculty and anyone looking for easy access to downtown Calgary. Whether you’re a first-time buyer, investor or down-sizer, this unit offers a rare combination of location, lifestyle and long-term value. Don’t miss your chance to make this your new home