



GRASSROOTS
REALTY GROUP

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416, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2219305



\$450,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,063 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 766
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-

Features: Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Don't miss this rare chance to own a top-floor corner unit directly across from the University of Calgary. This spacious two-bedroom condo offers breathtaking mountain views and boasts the largest floor plan in the building, plus two titled indoor parking stalls. Inside, you'll find a well-appointed layout featuring two generously sized bedrooms. The master suite includes a walk-through closet and a luxurious 4-piece ensuite bathroom. Another full 4-piece bathroom and an office nook add to the unit's functionality. The modern kitchen showcases an open concept with a built-in oven, stove top, sleek black appliances, and a raised breakfast bar. The living room, almost entirely enveloped by tall windows, offers stunning south-west views of the mountains. Building amenities include secure entry, three elevators, an exercise room, and a party room. Enjoy the convenience of being close to the UofC, Market and Brentwood Mall, LRT, Foothills Hospital, and more!