



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

204, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2221933



\$278,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	513 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 391
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks, Track Lighting		

Inclusions: Microwave "AS-IS"

This SECOND-floor EAST facing ONE bed / ONE bath NW unit offers unmatched VALUE! The kitchen is complete with a breakfast bar for casual dining! The open layout offers plenty of room for a comfy couch & work zone, while big windows keep the space bright & inviting. With a separate sleeping area for added privacy, this unit is designed for both focus & relaxation. ADD A BARN Door for MORE PRIVACY. The secure building features controlled access, on-site management & a strong sense of community—The second-floor location adds an extra layer of comfort, offering elevator & quick stair access while maintaining privacy & security. IN SUITE Laundry. Big deck and nice view! Underground parking means your vehicle stays warm & protected year-round & the building’s fitness facility makes it easy to stay active - without paying extra. Don't have a car? Transit & LRT close by. Rent the parking spot monthly to someone in the building! This is a well-managed complex with a healthy reserve fund, ensuring the long-term value & care of your investment. Whether you're buying for yourself or investing in a smart location—this is a unit that checks every box. FIVE year tenant would consider staying on! LOW condo fees include HEAT and WATER. TONS of underground visitor parking available. Bike storage. TITLED storage and TILED parking. VERY quiet well run location. If you are a health care worker, you can't ask for a better location - be at the Foothills Hospital or Children's Hospital in under 10 mins. In less than 5 mins, you can be enjoying all that Nose Hill Park has to offer. Prefer activities around the Bow River ? Only a 7 min drive! A 5 min walk takes you to Brentwood Village Shopping Centre = groceries to professional

services + great restaurants/pubs/coffee shops. You simply can't say enough about this location & how convenient it is - for all that you need. With easy access to downtown & the mountains & the airport, this location is second to none. INVESTORS - opportunity to maintain current AMAZING tenant who has lived here for 5 years! Call for details. Did I mention this building is PET friendly!? Pets = fish in an aquarium up to (38 liters), 2 domestic cats or 2 small dogs (20 pounds or less when full grown.)