



GRASSROOTS
REALTY GROUP

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403, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2246921



\$300,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	572 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 437
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Items as viewed on MLS

Bright and spacious, this top-floor 1 bedroom, 1 bathroom apartment is perfectly located in the highly sought-after community of Varsity, just steps from the University of Calgary. Offering stunning, unobstructed views of Nose Hill Park from your private balcony—complete with a natural gas hookup and phantom screen door—this home blends comfort with convenience. Inside, 9-foot ceilings, an induction cooktop, built-in oven, and brand-new quartz countertops create a stylish and functional kitchen that flows seamlessly into the living area. The unit includes a titled underground parking stall, titled storage locker, access to a fitness room, and a common BBQ area, plus it comes with the existing furnishings. This well-maintained building has reasonable condo fees and an unbeatable location—directly across from Brentwood Village Shopping Centre and within a 10-minute walk to both Brentwood and University C-Train stations. Grocery stores, restaurants, Market Mall, Alberta Children’s Hospital, and Foothills Medical Centre are all minutes away, with parks and excellent schools nearby. Ideal for students, faculty, medical professionals, or investors, this is urban living with a view in one of NW Calgary’s most connected and established neighbourhoods.