



GRASSROOTS
REALTY GROUP

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

211, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2257244



\$349,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	609 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 502
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Walk-In Closet(s)		

Inclusions: -

This bright, west-facing one-bedroom condo is ideally located just a short walk to the University of Calgary, shopping, and the LRT. The spacious, open layout features a large kitchen with a Bosch cooktop and wall oven, dishwasher, in-suite laundry, and extensive counter and cabinet space, including a convenient sit-at counter. The living and dining area opens to a private covered balcony with a gas line, ideal for year-round grilling. The large bedroom includes a walk-in closet and is paired with a full bathroom. This well-maintained unit offers a titled parking stall in a secure, heated, underground parkade and a titled storage unit. Building amenities feature a fitness centre, bike storage, and numerous indoor visitor parking stalls. Perfect for students, professionals, first-time buyers, or investors, this property combines modern comfort with exceptional convenience. With proximity to the University of Calgary, major medical centres, public transit, shopping, and dining, it offers both lasting value and a highly desirable location.