



GRASSROOTS
REALTY GROUP

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418, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2262853



\$419,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	916 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Immaculately maintained, this top-floor unit offers the perfect blend of comfort, convenience, and value. With 9 ft ceilings and an open, airy layout, the space feels bright and inviting from the moment you step inside. This thoughtfully designed floor plan features two spacious bedrooms, two full bathrooms, and a walk-in closet with a 4-piece ensuite in the primary suite. Enjoy the convenience of in-suite laundry with a stacked washer and dryer, plus a balcony off the sunlit living room—perfect for your morning coffee or evening unwind. The unit includes two titled underground parking stalls, secure building access, visitor parking, and a fitness room exclusively for residents. Location is everything—and this one delivers. You’re just minutes from the University of Calgary, with easy walking access to both Brentwood and University C-Train stations, as well as Brentwood Village Shopping Centre directly across the street. Groceries, restaurants, and cafés are all steps away. Market Mall is only a 4-minute drive, while Alberta Children’s Hospital and Foothills Medical Centre are within a short commute. Surrounded by parks, green spaces, and top-rated schools, this is an ideal choice for students, professionals, or first-time buyers alike. Whether you’re looking for a turnkey investment property or a low-maintenance home in a connected NW community, this is urban living made easy—ready for immediate possession.