



GRASSROOTS
REALTY GROUP

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432, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2273511



\$439,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,049 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, See Remarks, Side By Side, Stall, Titled,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 781
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		
Inclusions:	Barbeque		

AN UPDATED TOP-floor, 2-bed, 2-bath condo (1,049 sq. ft.) awaits. The OPEN CONCEPT KITCHEN features professionally REFINISHED GREY CABINETS, GRANITE COUNTERTOPS with Breakfast Bar, and STONE BACK SPLASH. The bright dining and living areas capture expansive CORNER top-floor views and open onto a private, covered balcony. UPGRADES continue throughout the home with ENGINEERED HARDWOOD, NEW PAINT, and also NEW CARPETS in both bedrooms. The PRIMARY BEDROOMS includes a WALK THROUGH CLOSET and a 3-piece ENSUITE with a fully barrier-free, roll-in/walk-in TILED SHOWER. Both bathrooms feature vanities with GRANITE COUNTERTOPS. A second bedroom, a 4-piece main bathroom, and a BUILT IN WORKSTATION complete this highly functional layout. Full-size washer dryer is conveniently located within the ensuite. One unique feature. WHEELCHAIR ACCESSIBILITY—SIDE-BY-SIDE titled underground parking ideally suited for handicap-equipped vehicles. This complex offers desirable amenities: a fitness centre, three elevators, secure UNDERGROUND VISITOR parking, BIKE storage, and a large courtyard with BBQ area. Located on a quiet cul-de-sac steps from the University of Calgary, Research Park, Foothills & Alberta Children's Hospitals, Brentwood Mall. University LRT Station provides quick access to Market Mall and downtown. Whether you're searching for a stylish condo in a prime location, a smart first purchase, a perfectly right-sized home, or an investment with accessibility features—this one truly stands out. Don't miss your chance!