



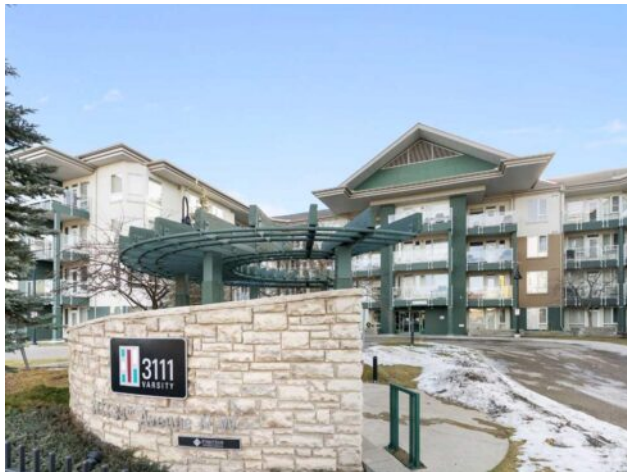
GRASSROOTS
REALTY GROUP

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212, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2278375

\$338,000



Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	605 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 452
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: Seller owned furniture is negotiable. Ask listing agent for more details.

AMAZING LOCATION BESIDE U of C & CLOSE TO HOSPITALS, MALLS, SCHOOLS & OTHER AMENITIES! And it is FREE HOLD on Title (Not lease hold). Welcome to 3111 34 Avenue NW! Located in one of the closest condominium buildings to the University of Calgary, this well maintained one bedroom one bathroom home at 3111 Varsity is a rare opportunity in a location where available inventory is extremely limited. This is a unique chance to secure a property in one of Calgary's most in demand university and hospital corridors. The location is truly exceptional. The building is just steps from the University of Calgary and is also minutes from Foothills Hospital and Alberta Children's Hospital. The LRT station, Market Mall, Brentwood Shopping Centre and multiple everyday amenities are all close by, making this a highly walkable and transit friendly community for both owners and tenants. Inside, the home features a smart open concept layout with large west facing windows that bring in abundant natural light. The large balcony is facing a very QUIET area just steps away from the Mechanical Engineering Building of U of C. The circular floor plan allows for a generous Walk-in Closet and a 4 Piece Cheater Ensuite with In-suite Laundry. The unit has been fully updated by the previous owner and well cared for by the current owner and remains in very good condition, even with a tenant currently in place. This home includes one Titled Underground Parking stall and a separate Titled Storage Locker. The building itself is VERY SECURE, Professionally Managed, and offers features that are rarely found in this location, including a main floor Fitness Center, a Communal Outdoor BBQ area, and ample Visitor Parking Spots. With its unbeatable location, strong rental appeal, and extremely reasonable asking price, this property is well

suited for First Time Buyers, Investors, Students, University Staff, Medical Staff or anyone looking for a highly convenient and well connected place to call home. You can take Immediate Possession if you assume the great tenant. Or you can move in with reasonable notice. Call your realtor today to book a showing before it is gone.