



315, 3111 34 Avenue NW  
Calgary, Alberta

MLS # A2285123



**\$424,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 667
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Window Coverings

Prime Location. Smart Investment. Elevated Living. Perfectly positioned directly across from the University of Calgary, this third-floor unit offers an unbeatable combination of lifestyle, convenience, and long-term value. With a large primary bedroom, a walk-in closet leading into an ensuite bathroom, as well as a second spacious bedroom and another full bathroom; this condo checks all the boxes! Enjoy beautiful mountain views in a thoughtfully upgraded home designed for comfort and functionality. The open-concept kitchen and living space creates an inviting atmosphere ideal for both quiet nights in and hosting friends on the private, west-facing patio. In-Suite Laundry (Washer & Dryer Included), 2 OWNED Underground Parking Stalls plus storage locker and Mountain Views add to a long list of features. The smart floor plan separates the bedrooms with the central living area &mdash; perfect for roommates or added privacy. Step outside and you are moments from the LRT station for effortless commuting, plus walking distance to shopping, trendy restaurants, cafes, and everyday amenities. Residents enjoy access to a full fitness facility, beautifully landscaped courtyard, secure underground parking, and a professionally managed building with security and an onsite manager &mdash; offering exceptional peace of mind in an extremely safe environment. For students, young professionals, and investors &mdash; this is an opportunity to own in one of Calgary&rsquo;s most strategic locations. And for parents with a child attending U of C, why spend thousands on rent when you can build equity instead? Location. Security. Lifestyle. Investment upside. This one truly delivers.