



207, 3111 34 Avenue NW  
Calgary, Alberta

MLS # A2298484



**\$439,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 781
<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>	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** none

It's rare to see this 2 Bedrooms & 2 Baths end Unit just across street to the University of Calgary! It is perfectly located in the Second Floor End Unit Building and steps away to the University Research Park, Foothills & Alberta Children's Hospitals, Brentwood & Market Mall, LRT Station provides quick access to downtown Etc. Open and very bright functional floor plan with 9 Ft Ceilings, The PRIMARY BEDROOMS includes a walk-through closet, a 3-piece ENSUITE and Full-size washer/dryer. It also has a good-sized second bedroom and a 4-piece main bathroom. The open concept kitchen connects the dining area and the spacious living area where you can enjoy the views. Large balcony with a Gas BBQ Hook-UP. Recent Upgrades include Fresh Painting, Brand New Counter Tops \$ Sinks & Taps for kitchen and baths, Brand New cooktop etc. Two Underground Heated Parking Stall #292 and #293 Also private storage #404. This complex offers desirable amenities: a fitness center, three elevators, secure UNDERGROUND VISITOR parking, BIKE storage, and a large courtyard with BBQ area.