



336, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2154109



\$329,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	477 sq.ft.	Age:	2004 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan		

Inclusions: BBQ and Outdoor Furniture, Bar Stools, Bed Frame & Mattress, Beside Dresser, Glass Desk, Book Case with Lighting, Bike Mount

Ready for quick occupancy, this one bedroom condo is in mint condition + ideally located across the street From U of C, the C Train + shopping. Located on the 3 floor of popular well run complex, this unit, with 9 foot ceilings has an excellent layout with open concept plan + lots of light. Spacious efficient kitchen with ample storage + maple cabinetry, Spacious balcony off the living room with pretty views including Nose hill park. The bedroom is roomy with a large closet. In suite laundry in this unit, titled underground parking + storage locker. The building offers a gym with large windows + nice outdoor courtyard, on site Property Manager and pet friendly building upon board approval.