



222, 3111 34 Avenue NW  
Calgary, Alberta

MLS # A2170629



**\$309,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	592 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Track Lighting		
<b>Inclusions:</b>	N/A		

Discover this beautiful, recently refreshed and bright 2nd floor, 1-bedroom condo situated directly across from the University of Calgary, offering unmatched convenience. This prime location is just a short walk to the Brentwood LRT station and Brentwood Village Mall, with nearby amenities including COOP, London Drugs, Freshco, the Bank Of Montreal and much more. The Foothills hospital, the Alberta Children's hospital and Market Mall are a very short 5-minute commute. This contemporary suite includes all appliances and window coverings. The living room boasts large windows with lots of natural light. Both the living room and bedroom have been updated with brand new carpet and the entire unit has been refreshed. The entrance, bathroom, kitchen, and backsplash have been upgraded to tile. Enjoy your view of the serene courtyard while relaxing on your balcony which is fitted with a gas line for your bbqing pleasure and convenience. The unit comes with a titled parking space and a titled storage unit. Don't let this one slip away!