



GRASSROOTS
REALTY GROUP

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222, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2186990



\$300,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	593 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Hot Water, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile

Sewer: -

Roof: -

Condo Fee: \$ 430

Basement: -

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-C2

Foundation: -

Utilities: -

Features: Breakfast Bar, Built-in Features, Laminate Counters, Open Floorplan, Walk-In Closet(s)

Inclusions: N/A

Presenting an exceptional opportunity to own a beautifully updated and sunlit second-floor, one-bedroom condominium, ideally positioned directly across from the prestigious University of Calgary. This highly desirable location ensures unparalleled convenience, with effortless access to public transportation, shopping, and essential amenities. A mere stroll leads you to the Brentwood LRT station and Brentwood Village Mall, where an array of retail and dining options await, including CO-OP, London Drugs, FreshCo, and Bank of Montreal, among others. Additionally, major institutions such as the Foothills Hospital, Alberta Children's Hospital, and Market Mall are only a swift five-minute commute away, further enhancing the property's appeal. This stylish and contemporary suite has been thoughtfully updated, featuring a full complement of appliances and elegant window coverings. The inviting living area is bathed in natural light, courtesy of expansive windows, creating a warm and airy ambiance. Both the living room and spacious bedroom have been recently upgraded with plush new carpeting, while the entryway, bathroom, kitchen, and backsplash showcase sophisticated tile enhancements, seamlessly blending aesthetic charm with practical durability. Next to the living area you will find your primary bedroom with a walk in closet and a 4 piece bathroom. Step outside onto your private balcony, where a tranquil courtyard view awaits, providing a perfect setting for relaxation. The balcony is also equipped with a convenient gas line, ideal for effortless outdoor grilling and entertaining. Further elevating this offering, the unit includes a titled underground parking stall and a separately titled storage unit, ensuring ample space for your belongings. This remarkable residence seamlessly combines style, comfort, and an unbeatable location. Don't miss your

chance to own this exceptional property!