



**GRASSROOTS**  
REALTY GROUP

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120, 3111 34 Avenue NW  
Calgary, Alberta

MLS # A2208436



**\$314,999**

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	602 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 452
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

Step into the bright and spacious 1 bedroom 1 bathroom ground floor unit with direct private access to the outside. The unit was freshly painted and installed with brand new luxury vinyl flooring. The kitchen features with open concept floor plan, built-in electric stove and wall oven, a raised breakfast bar offers a casual sitting spot while preparing meals. A walk-thru closet from the bedroom leads to the bathroom where you can find the in-suite laundry by the side. A titled parking and titled storage can both be found in the parkade level with shared large bicycle storages. Save on gym memberships by using the well-equipped exercise room on the main floor. The complex is perfectly situated near the University of Calgary, with walking distance to C-Train station and minutes of drive to hospital and shopping centres. Embrace the convenience condo living by booking your private showing today!