

**206, 3111 34 Avenue NW
Calgary, Alberta**

MLS # A2217563



\$374,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	771 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 582
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and well-maintained corner unit with 2 Bedrooms 1 Full Bathroom located just across the street from University of Calgary (U of C) and close to Brentwood Village Mall, U of C LRT, Children's Hospital, and Market Mall. This unit is facing a quiet street. Enter the unit, you will be impressed by its 9' ceilings, wrapped windows in the spacious living room and eating nook area allowing natural light to the unit all day long and having nice views. The unit also provides a living room door leading to a big balcony offering a barbecue area in the summertime, a functional Kitchen with raised eating bar, nice maple cabinets and very clean appliances, in-suite laundry, a 4-pc bathroom, a primary bedroom with large walk-in closet and large east facing windows, and a secondary bedroom or as an office for working from home with a big east facing window as well. The unit comes with one titled underground heated parking and storage cage, underground visitor parking, convenient amenities (exercise room and a huge common BBQ area). Perfect for students, professionals and investors! Vacant-Immediate Possession Available! Book Your Own Showing Now!