

**311, 3101 34 Avenue NW
Calgary, Alberta**

MLS # A2267714



\$330,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	773 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: The unit comes fully furnished.

OPEN HOUSE SUNDAY, NOVEMBER 2, 1:30-3:30 PMThis stylish, FULLY FURNISHED, VALUE-PRICED one-bedroom condo offers MOVE-IN or RENT-READY convenience. Just steps from the University of Calgary, it features a spacious layout and comes COMPLETELY EQUIPPED for IMMEDIATE, COMFORTABLE LIVING — an ideal opportunity for students, professionals, or investors alike. The kitchen features sleek black appliances, including a cooktop stove and built-in BOSCH oven, along with ample cupboard and counter space and a functional island with an eating bar - perfect for both everyday living and entertaining. The adjacent dining area easily accommodates larger gatherings, whereas the built-in desk provides seamless convenience for work or study. The bright family room leads to a southeast facing private balcony with a glass railing, surrounded by mature trees and greenery — a peaceful, secluded outdoor space. The bright and spacious primary bedroom features a portable air conditioning unit (vented outside) and offers direct access to the 4-piece bathroom through a generous walk-through closet and in-suite laundry area with a linen closet. Additional features include a titled underground parking stall, secure bike storage and covered guest parking. Ideally located within walking distance to the University of Calgary, Brentwood and University LRT stations, University District, Market Mall, Brentwood Village, McMahon Stadium, and the Alberta Children's and Foothills Hospitals, this condo is a smart investment and an equally ideal place to call home.