

229, 3111 34 Avenue NW  
Calgary, Alberta

MLS # A2197288



**\$349,000**

<b>Division:</b>	Varsity	<b>Water:</b>	-
<b>Type:</b>	Residential/Low Rise (2-4 stories)	<b>Sewer:</b>	-
<b>Style:</b>	Apartment-Single Level Unit	<b>Condo Fee:</b>	\$ 452
<b>Size:</b>	608 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled	<b>LLD:</b>	-
<b>Lot Size:</b>	-	<b>Zoning:</b>	M-C2
<b>Lot Feat:</b>	-	<b>Utilities:</b>	-
<b>Heating:</b>	Baseboard	<b>Features:</b> Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows	
<b>Floors:</b>	Vinyl Plank	<b>Inclusions:</b> n/a	
<b>Roof:</b>	Asphalt Shingle, Flat		
<b>Basement:</b>	-		
<b>Exterior:</b>	Cement Fiber Board, Concrete, Other		
<b>Foundation:</b>	Poured Concrete		

LOCATION, LOCATION, LOCATION! Just steps from the University of Calgary, the C-Train station, and only minutes to the Foothills & Children's Hospitals and Market Mall—this renovated condo offers unbeatable convenience and incredible value for both homeowners and investors. This stylish, move-in-ready unit includes titled underground parking and a titled storage locker, and showcases a smart open-concept layout with 9-foot ceilings, brand new vinyl plank flooring, fresh paint, and updated trim throughout. The modern kitchen is a standout, featuring: • New quartz countertops • Custom stone tile backsplash • New black undermount sink with tall arc faucet • Five appliances: fridge (new the last few years), wall oven, cooktop, built-in dishwasher & over the stove built in microwave The spacious bedroom includes a walk-through closet and access to the beautifully updated full bathroom, complete with quartz counters, new flooring, updated lighting, and modern fixtures. You'll love the sun-drenched east-facing living area, which opens to a large covered balcony with a gas BBQ hookup—ideal for morning coffee or evening gatherings. Extras include a brand new full-size stacked washer and dryer and plenty of in-suite storage. The building offers a secure entry, on site building manager, three elevators, fitness centre, party room, and a landscaped communal courtyard with BBQ areas and plenty of seating. Whether you're a student, professional, or investor—this is the one that checks every box.