

# \$349,000 - 229, 3111 34 Avenue Nw, Calgary

MLS® #A2197288

## \$349,000

1 Bedroom, 1.00 Bathroom, 608 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

### 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.

Built in 2005

### Essential Information

MLS® #	A2197288
Price	\$349,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	608
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	229, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Trash, Storage
Parking Spaces	1
Parking	Parkade, Titled

### Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Quartz
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	Counters, See Remarks, Storage, Vinyl Windows, Breakfast Bar
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle, Flat
Construction	Concrete, Other, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	22
Zoning	M-C2

## Listing Details

Listing Office	CIR Realty
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