

# \$299,900 - 434, 3111 34 Avenue Nw, Calgary

MLS® #A2227536

**\$299,900**

1 Bedroom, 1.00 Bathroom, 519 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Location, Lifestyle & Value – All in One!  
Welcome to this bright and modern 1 bed, 1 bath condo located in one of the most desirable spots in the city – right across the street from the University of Calgary, and a short distance to the Alberta Children’s Hospital, Market Mall, LRT, and all the amenities you could ever need! Step inside to find a spacious open-concept layout with a contemporary kitchen, large living area, and plenty of natural light. The unit features in-suite laundry for ultimate convenience and includes a titled underground heated parking stall, secure titled storage unit, and even bike storage in the parkade. Enjoy top-notch building amenities including a fully equipped exercise room, common area BBQ and patio space, and a welcoming lobby – all in a well-managed, secure complex. Perfect for students, medical professionals, or anyone looking to live in a vibrant, central location with unbeatable access to transit and daily essentials. Whether you’re looking for your first home, a low-maintenance lifestyle, or a smart investment – this one checks all the boxes! Don’t miss your chance to own a piece of convenience and comfort in the heart of the city.

Built in 2005

## Essential Information

MLS® #                      A2227536



Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	519
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	434, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage, Vinyl Windows
Appliances	Built-In Range, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

## **Additional Information**

Date Listed            June 16th, 2025  
Days on Market        4  
Zoning                    M-C2

## **Listing Details**

Listing Office           Charles

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