

# \$340,000 - 311, 3101 34 Avenue Nw, Calgary

MLS® #A2241580

**\$340,000**

1 Bedroom, 1.00 Bathroom, 773 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

This 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.

Built in 2007

### Essential Information

MLS® #	A2241580
Price	\$340,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	773
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	311, 3101 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2A3

### Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Breakfast Bar, Kitchen Island
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

**Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 19th, 2025
Days on Market	54
Zoning	M-C2

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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