

# \$419,900 - 418, 3111 34 Avenue Nw, Calgary

MLS® #A2262853

**\$419,900**

2 Bedroom, 2.00 Bathroom, 916 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Immaculately maintained, this top-floor unit offers the perfect blend of comfort, convenience, and value. With 9 ft ceilings and an open, airy layout, the space feels bright and inviting from the moment you step inside.

This thoughtfully designed floor plan features two spacious bedrooms, two full bathrooms, and a walk-in closet with a 4-piece ensuite in the primary suite. Enjoy the convenience of in-suite laundry with a stacked washer and dryer, plus a balcony off the sunlit living room—perfect for your morning coffee or evening unwind.

The unit includes two titled underground parking stalls, secure building access, visitor parking, and a fitness room exclusively for residents.

Location is everything—and this one delivers. You™re just minutes from the University of Calgary, with easy walking access to both Brentwood and University C-Train stations, as well as Brentwood Village Shopping Centre directly across the street. Groceries, restaurants, and caf  s are all steps away. Market Mall is only a 4-minute drive, while Alberta Childrens Hospital and Foothills Medical Centre are within a short commute. Surrounded by parks, green spaces, and top-rated schools, this is an ideal choice for students, professionals, or first-time buyers alike.



Whether you're looking for a turnkey investment property or a low-maintenance home in a connected NW community, this is urban living made easy"ready for immediate possession.

Built in 2005

### Essential Information

MLS® #	A2262853
Price	\$419,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	916
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	418, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking, Bicycle Storage
Parking Spaces	2
Parking	Titled, Underground

### Interior

Interior Features	Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator,

	Washer, Electric Cooktop
Heating	Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	October 8th, 2025
Days on Market	1
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX Realty Professionals
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