

# \$279,900 - 103, 3111 34 Avenue Nw, Calgary

MLS® #A2218130

**\$279,900**

1 Bedroom, 1.00 Bathroom, 571 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

UNBEATABLE LOCATION | CLOSE TO  
UNIVERSITY OF CALGARY, FOOTHILLS  
HOSPITAL, MARKET MALL, UNIVERSITY  
DISTRICT | GREAT VALUE IN VARSITY |

Welcome to 3111 Varsity – an outstanding opportunity to own a 1-bed 1-bath studio apartment in Varsity. This is PRIME location, with just a few steps away from the University of Calgary, Brentwood LRT and Bus Loop, Market Mall, University District, Foothills Hospital and Alberta Children's Hospital, Brentwood Village Shops, the amenities are abundant. There will always be demand for a great location like this. Outdoors, Nose Hill Park is a short commute away and within walking distance, with plenty of parks and playgrounds around the neighbourhood. The unit is located on the ground floor, with easy access to the unit which faces a secure and quiet street in front (very limited traffic). 9-foot ceilings, bright windows, a clean and functional kitchen with plenty of storage, in-unit laundry and sizeable balcony space for outdoor living, even with a natural gas BBQ hookup. This is a must-see property, great for a first time buyer or investor looking for long-term value and a resilient investment. This property also comes with TITLED secured heated underground parking and TITLED storage unit. Book your showing TODAY!

Built in 2005

## Essential Information



MLS® #	A2218130
Price	\$279,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	571
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

### Community Information

Address	103, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

### Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Stucco, Wood Frame

### Additional Information

Date Listed	May 9th, 2025
Days on Market	1
Zoning	M-C2

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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