

**426, 3111 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2140754**



**\$374,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	768 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 549
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Storage		

**Inclusions:** Gas BBQ

Step into this charming condo, ideally positioned just steps away from the University of Calgary. This one bedroom, one den unit is perfect for students seeking convenience or professionals employed at the university. The open-concept layout of the main area, complemented by generous windows, floods the space with natural light from the balcony. The kitchen is fully equipped with a wall oven, electric stovetop, and microwave hood fan. A raised breakfast bar offers a casual dining spot or a place to gather while preparing meals, alongside a designated dining area. Opposite the kitchen, the living room provides access to the sunny south-facing balcony, overlooking a serene courtyard. The primary bedroom boasts an ensuite with discreet in-suite laundry facilities. Additionally, it features a versatile den/office space, ideal for study sessions or work projects. Titled underground parking and storage are included, while the building offers access to a gym facility. Embrace the convenience of apartment living in this picturesque neighbourhood adjacent to the University of Calgary. Alternatively, utilize the nearby C-train for seamless transportation to your destinations. Don't miss out on this great condo!