



GRASSROOTS
REALTY GROUP

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403, 3101 34 Avenue NW
Calgary, Alberta

MLS # A2306038



\$308,888

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	657 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 561
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to top-floor living in Varsity—where location, views, and convenience come together. Just steps (75 metres) from the University of Calgary, this bright 1-bedroom, 1-bathroom unit is perfectly positioned for students, faculty, and medical professionals who want to live close to everything without sacrificing comfort or privacy. Perched on the top floor, Unit #403 offers unobstructed views of Nose Hill Park—enjoy your morning coffee or evening unwind on your private balcony complete with a natural gas BBQ hookup. Inside, you’ll find a clean, modern layout designed for easy living, while titled underground parking and a titled storage locker add real long-term value (and convenience you’ll appreciate every day). There’s also secure indoor bike storage, making this an ideal fit for an active, connected lifestyle. Walk everywhere: Brentwood Village is right across the street, with groceries, caf  s, restaurants, and everyday essentials at your doorstep. Both Brentwood and University C-Train stations are just minutes away, giving you quick access to downtown without the hassle of driving. For healthcare professionals, it doesn’t get much better—you’re only minutes to both Alberta Children’s Hospital and Foothills Medical Centre. Whether you’re a first-time buyer, investor, or down-sizer, this is a rare opportunity to own a top-floor unit in one of NW Calgary’s most consistently in-demand communities. Smart location. Strong value. Lifestyle that’s hard to beat. Seller willing to leave unit furnished!