



GRASSROOTS
REALTY GROUP

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410, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2314548



\$329,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	607 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Concrete

Foundation: -

Features: Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 452

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

TOP FLOOR VIEW PROPERTY! Welcome to Varsity 3111, an upscale residence nestled in one of Calgary's most sought-after Northwest communities, where modern urban living blends seamlessly with tranquil park-side surroundings. Perched on the top floor, this beautifully designed 1-bedroom, 1-ensuite condominium offers approximately 607 sq. ft. of sophisticated open-concept living space, thoughtfully crafted for both comfort and style. The bright and airy layout features expansive windows, a spacious living and dining area, and a sleek contemporary kitchen complete with stainless steel appliances, and a large central island—perfect for casual dining and entertaining guests. The elegant primary bedroom includes a walk-through closet leading to a private ensuite bath, along with the added convenience of in-suite laundry. Step onto your west-facing balcony and enjoy breathtaking sunset views, with miles of parks, pathways, and green space just steps from your door. Ideally located within walking distance to the University of Calgary, this home offers exceptional convenience while maintaining a peaceful and refined atmosphere. Additional highlights include a heated titled underground parking stall, titled storage locker, secure building access, elevator convenience, and professional property management. Whether you are a first-time buyer, investor, student, or professional, this is a rare opportunity to own a premium top-floor unit in a highly desirable location with quick access to shopping, transit, Market Mall, University District, Foothills Hospital, and downtown Calgary.