



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

231, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2319004



\$325,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	609 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 452
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

IMMACULATELY MAINTAINED 1-BED STEPS FROM U OF C, HOSPITALS, MALLS, LRT, & MORE! Location is everything, & this one is hard to beat. Less than a 5-minute walk from the University of Calgary, this spacious 608 SQFT 1-bedroom, 1-bathroom condo is ideal for students, faculty, medical professionals, or investors seeking a property in one of Calgary's most convenient & sought-after communities. Enjoy quick access to Foothills Medical Centre, Alberta Children's Hospital, Market Mall, Brentwood Shopping Centre, and the growing University District, with access to both the Brentwood & the University LRT Station. With restaurants, cafés, schools, parks, and major roadways nearby, everything you need is right at your doorstep. Heading into the secure building with Key Fob access, you'll notice handicap friendly doors. The clean & welcoming lobby sets the tone as you enter the building. With 3 elevators available, you'll appreciate the convenience of virtually no waiting when heading to or from your unit. A short elevator ride up brings you into a thoughtfully designed home that maximizes both space & functionality. The open-concept floor plan creates a natural flow between the kitchen, dining area, and living room, making everyday living & entertaining effortless. The kitchen offers ample cabinetry & counter space, along with an electric cooktop & built-in wall oven, allowing you to prepare meals while staying connected with guests. The generous dining & living areas provide plenty of room for comfortable furnishings, creating a welcoming space to relax or host friends and family. From the living room, step onto the large covered balcony—a perfect extension of your living space where you can enjoy your morning coffee, fresh air, or morning sunrises. The bedroom features a highly functional layout with a large walk-through

closet leading directly to the full 4-piece bathroom. A convenient cheater door provides ensuite-style access while maintaining easy entry from the main living area for guests. Completing the package is in-suite laundry, a tiled underground parking stall in the heated underground parkade, & a tiled storage locker, valuable features that enhance everyday convenience & make this condo an exceptional place to call home. The building even offers additional amenities including a gym, communal outdoor BBQ area, & 18 visitor parking stalls in the underground parkade which is heated (great for guests!). This building sits directly across from the University of Calgary & is especially close to the Schulich School of Engineering, making it an excellent option for anyone connected to campus. Notable nearby attractions include Gogi Korean BBQ, Market Mall, McMahon Stadium, Northland Village Mall & great proximity to Downtown. Several major roadways provide access to the rest of the city including Crowchild Trail, 16th Ave, & 14th St. Jumping in the car: Downtown is a 14 min drive (9.1KM), Airport is a 21 min drive (17.2KM), & Banff is a 1 hr 25 min drive (121KM).