



GRASSROOTS
REALTY GROUP

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107, 3101 34 Avenue NW
Calgary, Alberta

MLS # A2322758



\$299,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 651
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

EXCEPTIONAL LOCATION DIRECTLY ACROSS FROM THE UNIVERSITY OF CALGARY! Welcome to this spacious, fully upgraded 1-bedroom, 1-bathroom condo blending modern luxury with ultimate convenience. Step inside to find soaring 10 $\frac{1}{2}$ -foot ceilings that create a grand, open-concept feel, beautifully accented by premium luxury vinyl plank and ceramic tile flooring. The gourmet kitchen is an entertainer's dream, boasting elegant contemporary maple cabinetry, granite countertops, a central island with a breakfast eating bar, and a black appliance package featuring a Bosch dishwasher, wall oven, cooktop, refrigerator, and an over-the-range microwave. The spacious primary bedroom serves as a quiet retreat, complete with a walk-through closet leading to a 4-piece ensuite bathroom with a convenient cheater door for guest access. Enjoy your morning coffee or summer BBQs on the spacious, covered private patio featuring a built-in gas hookup. Additional features include an in-suite laundry and storage room, a wall-mounted air-conditioning unit in the primary bedroom, a secure titled underground parking stall, and a separate titled storage unit. The building also offers covered guest parking right by the front door. An unbeatable location for professionals, students, or investors—walk to the University of Calgary and Research Park, with the Foothills & Alberta Children's Hospitals, Brentwood & Market Malls, and downtown Calgary all just minutes away via nearby University or Brentwood LRT Stations.