



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

203, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2322775



\$319,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	569 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Owned, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 428
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers		

Inclusions: None

Welcome to "Varsity 3111" — This second-floor, east-facing Varsity condo is just steps from the University of Calgary, Brentwood Village Shopping Centre, transit, restaurants, coffee shops and everything you really need!. Foothills Hospital and Alberta Children's Hospital are also both close-by (10 minutes), making this a convenient spot for students, healthcare professionals or anyone wanting easy access to the university and hospital corridor. That east exposure means cool summertime comfort. The open-concept layout makes good use of space, with a maple kitchen and spacious breakfast bar perfect for casual dining, entertaining or working from home. In-suite laundry adds everyday convenience, and secure titled underground parking and a titled storage locker are included. The building itself is secure, professionally managed and well looked after, with controlled access, underground visitor parking, bike storage and a fitness gym. There's a healthy reserve fund for long-term peace of mind. The low condo fees include heat and water. Whether you're looking for a low-maintenance lock-and-leave lifestyle or a well-located home close to transit, parks and amenities — this condo puts you right in the middle of one of Calgary's most connected Northwest communities!