



GRASSROOTS
REALTY GROUP

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323, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2324544



\$279,900

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	469 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: none

Experience the convenience of living in one of northwest Calgary's most established and sought-after communities. This beautifully maintained one-bedroom condominium offers an excellent opportunity for first-time buyers, professionals, students, downsizers, or investors looking for an exceptional location with outstanding amenities. Situated on the third floor with sunny southern exposure, the suite is bright, welcoming, and overlooks the beautifully landscaped courtyard. The open layout creates a comfortable living space, complemented by a well-designed kitchen featuring quality cabinetry, built-in appliances, ample workspace, and a breakfast bar that's perfect for casual meals or entertaining. The spacious bedroom easily accommodates a king-sized bed, while the private covered balcony provides a quiet place to enjoy your morning coffee or relax at the end of the day. Additional highlights include in-suite laundry, titled underground parking, and a titled storage locker. Residents enjoy excellent building amenities, including a fitness centre, secure bike storage, underground visitor parking, and beautifully maintained outdoor gathering areas. Location is where this property truly shines. Brentwood Village Shopping Centre is just across Crowchild Trail, offering groceries, restaurants, cafés, banking, and everyday conveniences within easy reach. The University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, University District, and Market Mall are all just minutes away. Whether you're commuting to downtown, heading to campus, or escaping to the mountains, quick access to Crowchild Trail, Shaganappi Trail, public transit, and the nearby Brentwood LRT Station makes travelling simple and convenient. Combining a prime Varsity location, excellent building amenities, and low-maintenance living, this is a fantastic

opportunity to own in one of Calgary's most desirable communities.