

229, 3111 34 Avenue NW  
Calgary, Alberta

MLS # A2197288

\$349,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	608 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	\$ 452
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Other	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows		
Inclusions:	n/a		

LOCATION, LOCATION, LOCATION! Just steps from the University of Calgary, the C-Train station, and only minutes to the Foothills & Children's Hospitals and Market Mall—this renovated condo offers unbeatable convenience and incredible value for both homeowners and investors. This stylish, move-in-ready unit includes titled underground parking and a titled storage locker, and showcases a smart open-concept layout with 9-foot ceilings, brand new vinyl plank flooring, fresh paint, and updated trim throughout. The modern kitchen is a standout, featuring: • New quartz countertops • Custom stone tile backsplash • New black undermount sink with tall arc faucet • Five appliances: fridge (new the last few years), wall oven, cooktop, built-in dishwasher & over the stove built in microwave The spacious bedroom includes a walk-through closet and access to the beautifully updated full bathroom, complete with quartz counters, new flooring, updated lighting, and modern fixtures. You'll love the sun-drenched east-facing living area, which opens to a large covered balcony with a gas BBQ hookup—ideal for morning coffee or evening gatherings. Extras include a brand new full-size stacked washer and dryer and plenty of in-suite storage. The building offers a secure entry, on site building manager, three elevators, fitness centre, party room, and a landscaped communal courtyard with BBQ areas and plenty of seating. Whether you're a student, professional, or investor—this is the one that checks every box.