

# \$278,900 - 204, 3111 34 Avenue Nw, Calgary

MLS® #A2221933

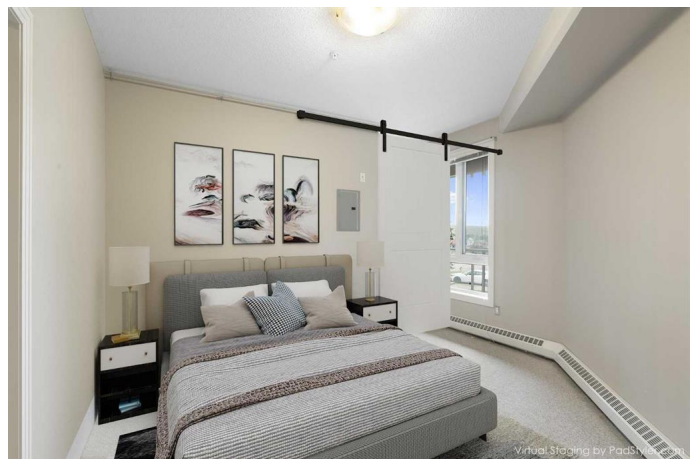
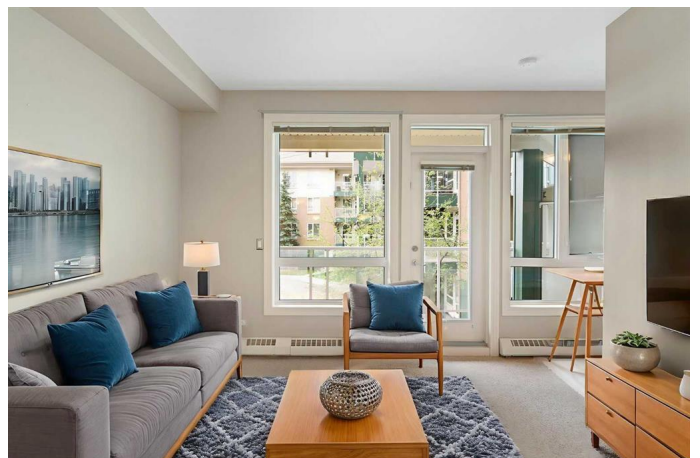
**\$278,900**

1 Bedroom, 1.00 Bathroom, 513 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

This SECOND-floor EAST facing ONE bed / ONE bath NW unit is a VALUE-PACKED gem at a price point that's hard to beat! The efficient kitchen includes a breakfast barâ€”perfect for quick meals or hosting. The open-concept living area is well-sized for a cozy sofa and desk setup, with large windows that bring in natural light. The separate bedroom area offers extra privacy, and a simple barn door addition can further define the space. IN-SUITE laundry adds daily convenience. Secure building with controlled access, professional on-site management & welcoming community vibe. The second-floor location provides easy elevator or stair accessâ€”ideal for safety and peace of mind. Enjoy a generous deck with a great view! TITLED underground parking keeps your car protected all year, or rent it out monthly for passive income. Building fitness room saves you a costly gym membership. No car? Youâ€™re steps from transit and the LRT. This well-managed complex has a strong reserve fund, ensuring long-term investment protection. Great for first-time buyers or savvy investorsâ€”current tenant of FIVE+ years is open to staying on! LOW condo fees include HEAT & WATER = even more savings. Tons of underground visitor parking, bike storage, TITLED storage locker & PET-friendly policy (2 small dogs/cats or aquarium up to 38L). Whether you work at Foothills or Children's Hospital (10 min drive), love walking Nose Hill Park (5 min drive), or enjoy riverside activity (7



min), this central NW spot has unbeatable VALUE. Brentwood Village Shopping is a 5-min walk awayâ€”groceries, dining, pubs, coffee & services all at your fingertips. Add in quick access to downtown, the airport & the mountainsâ€”this location truly delivers. Smart pricing, low carrying costs & proven rental history = a winning formula. Call for more info!

Built in 2005

### **Essential Information**

MLS® #	A2221933
Price	\$278,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	513
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	204, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3L 0Y2

### **Amenities**

Amenities	Visitor Parking, Elevator(s), Fitness Center, Secured Parking
Parking Spaces	1
Parking	Guest, Heated Garage, Parkade, Stall, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks, Track Lighting
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	May 16th, 2025
Days on Market	84
Zoning	M-C2

## Listing Details

Listing Office	Royal LePage Benchmark
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