

411, 3101 34 Avenue NW
Calgary, Alberta

MLS # A2304852



\$349,888

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	771 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 651
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE-Sunday, May 3rd from 12pm-4pm. ***SAVE WITH NO CONDO FEES for the first 3 months!*** LOCATION truly does everything here, and this PENTHOUSE proves it! Perfectly positioned DIRECTLY across from the University of Calgary, this beautifully renovated, nearly 800 sq. ft. one bedroom penthouse, offers unbeatable convenience, and STUNNING VIEWS. As you step into a bright, open-concept, and spacious layout you will enjoy the natural light pouring in from east and south exposures. The newly renovated condo features NEW FLOORING, shower safety bars, many brand NEW LED light fixtures, NEW stainless steel fridge and microwave hood fan. Remember that you will have an in unit controlled heating at no cost. The private balcony is perfect for morning sunrise coffee or evening sunset relaxation! The balcony is facing downtown, allowing you a perfect seat to Stampede fireworks from your own home. The unit also includes a HUGE WALK-IN CLOSET, TITLED UNDERGROUND PARKING and a secure TITLED STORAGE LOCKER for complete peace of mind. Settling in the well managed Little Varsity building, you will appreciate secure access, a strong sense of community, responsive professional management, and Board of Directors. Just steps from Brentwood shopping, Market Mall, transit, and all amenities, including Foothills Hospital, Arthur J.E. Child Comprehensive Cancer Centre and Alberta Children's Hospital. Plus you are only 10 minutes to downtown, this is city living at its finest! ***PENTHOUSE LIVING! UNMATCHED LOCATION! STUNNING VIEWS! INCREDIBLE VALUE! Book your showing today, this one will not last.***