

**204, 3111 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2313355**



**\$284,900**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	513 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks, Track Lighting		

**Inclusions:** Microwave "as-is"

Attention investors, first-time buyers, medical professionals and parents of U of C students. Welcome to one of the best value opportunities in NW Calgary. This second-floor east-facing 1 bedroom, 1 bathroom condo offers an ideal combination of location, low-maintenance living and affordability in the highly desirable Varsity community. Located just steps from Brentwood Village Shopping Centre, U of C, transit, restaurants, coffee shops and everyday amenities, this is a smart opportunity for both owners and investors alike. Foothills Hospital and Alberta Children's Hospital are both approximately 10 minutes away, making this an excellent option for students, healthcare professionals and those seeking strong long-term rental demand. The thoughtfully designed layout maximizes functionality and comfort with an open-concept living space, large east-facing windows and a kitchen complete with breakfast bar seating ideal for casual dining, entertaining or working from home. The space comfortably accommodates both living and workspace flexibility, while in-suite laundry adds everyday convenience. One of the standout features of this unit is the exceptional value offered at this price point, including titled underground parking and titled storage, features that are increasingly difficult to find in this segment of the market. The building is secure, professionally managed and well maintained, with controlled access, underground visitor parking, bike storage, fitness room access and a healthy reserve fund that helps support long-term ownership confidence. Low condo fees that include heat and water help keep monthly expenses affordable and predictable. Whether you are looking to build equity instead of renting, secure a well-located investment property near major employment hubs and the university, or enjoy a convenient lock-and-leave lifestyle close to

transit, parks, hospitals and amenities, this condo offers exceptional value in one of Calgary's most connected Northwest communities.