

**233, 3111 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2317436**



**\$349,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Varsity                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 763 sq.ft.                         | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum, Tile                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 574 |
| <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>   | No Animal Home, No Smoking Home, Walk-In Closet(s) |                   |        |

**Inclusions:** None

**CORNER UNIT | 2 BEDROOMS | UNDERGROUND PARKING | WALKING DISTANCE TO UNIVERSITY OF CALGARY |** Welcome to this exceptional corner-unit condominium located directly across from the University of Calgary in the highly sought-after Varsity Village community. Offering an unbeatable combination of location, convenience, and investment potential, this spacious 2-bedroom, 1-bathroom home is ideal for university students, faculty members, healthcare professionals, first-time buyers, and investors alike. Opportunities to own in this highly desirable university and hospital corridor are rare, making this an excellent addition to any real estate portfolio. Inside, you'll find a bright and inviting open-concept layout enhanced by 9-foot ceilings and an abundance of oversized windows that flood the home with natural light. As a desirable corner unit, you'll enjoy added privacy with no neighbour on one side, creating a quieter and more comfortable living environment. The thoughtfully designed kitchen features beautiful cabinetry, a stylish tiled backsplash, and a raised eating bar that seamlessly connects to the living and dining areas—perfect for entertaining or everyday living. The spacious living room opens onto a private balcony where you can relax and enjoy the surrounding views. The primary bedroom includes a walk-in closet, while the second bedroom offers flexibility for guests, roommates, a home office, or study space. The well-appointed bathroom features tiled flooring and a tiled tub surround for a clean, modern look. Residents of this professionally managed and highly secure building enjoy access to excellent amenities, including a fitness centre, outdoor picnic and BBQ area, ample visitor parking, and titled underground parking for added convenience. The location truly sets this property apart. Situated just steps from the University of Calgary, the home is

also minutes from Foothills Medical Centre, Alberta Children's Hospital, Brentwood LRT Station, Brentwood Village Shopping Centre, Market Mall, parks, schools, restaurants, and countless everyday amenities. With easy access to major roadways and Calgary's public transit network, commuting anywhere in the city is effortless. Whether you're looking for a place to call home, a property for a student attending university, or a strong investment opportunity in one of Calgary's most consistently in-demand rental markets, this condo checks all the boxes. Immediate possession is available. Don't miss your chance to own in one of Northwest Calgary's most desirable and connected communities. Book your private showing today.