

107, 3101 34 Avenue NW
Calgary, Alberta

MLS # A2336672



\$277,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 651
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Portable A/C		

LIVE STEPS FROM THE UNIVERSITY OF CALGARY! Location, space, and convenience come together in this beautifully upgraded 1-bedroom, 1-bathroom condo directly across from the University of Calgary. Step inside and you're welcomed by impressive 10 foot ceilings that create a bright, open feel, complemented by luxury vinyl plank and ceramic tile flooring. The well-appointed kitchen features contemporary maple cabinetry, granite countertops, a central island with a breakfast bar, and a black appliance package including a Bosch wall oven and cooktop.. The spacious primary bedroom offers a walk-through closet leading to a 4-piece ensuite with convenient cheater-door access for guests. Step outside to your large, covered private patio with a built-in gas hookup—perfect for morning coffee or summer BBQs. Additional features include in-suite laundry and storage, a portable A/C unit in the primary bedroom with a dedicated wall vent, a secure titled underground parking stall, and a separate titled storage unit. Covered guest parking is conveniently located right by the building entrance. Whether you're a professional, student, or investor, the location is hard to beat—walk to the University of Calgary and Research Park, with Foothills Medical Centre, Alberta Children's Hospital, Brentwood and Market Malls, and downtown Calgary easily accessible via the nearby University and Brentwood LRT stations.