



3101 34 Avenue Calgary Alberta

\$299,000

**** SELLER OFFERING CREDIT TO COVER 6 MONTHS OF CONDO FEES !!! **** Rare opportunity to acquire a stunning 1 bedroom, 1 bath condominium ideally situated across from the esteemed University of Calgary. With OVER 800 SQ.FT of living space, this exquisite unit is located in a highly sought-after building within a well-established area, making it an ideal investment for university students or working professionals. This impeccably maintained condo boasts quality finishes and features an OPEN-CONCEPT kitchen with beautiful maple cabinetry. The kitchen is equipped with a black appliance package including a BOSCH dishwasher, built-in oven, and electric cooktop. Additionally, a breakfast eating bar with pendant lighting compliments the spacious great room, complete with a BUILT-IN DESK/WORKSTATION. The bedroom offers ample space with a generous WALK-THROUGH CLOSET and a 4-piece ensuite bathroom featuring a convenient cheater door and added storage/linen closet. You'll love the large covered balcony with a glass railing that is very private and serene with greenery all around. For added security and comfort, the property includes a secure, TITLED UNDERGROUND PARKING and storage unit, along with covered guest parking by the front door. Situated on a peaceful cul-de-sac with minimal traffic, the location is exceptionally quiet and desirable. Schedule your private viewing today and seize the chance to own this remarkable property. (id:6769)

Living room 16.50 Ft x 11.83 Ft

Kitchen 10.67 Ft x 9.33 Ft

Dining room 9.58 Ft x 9.17 Ft

Other 9.17 Ft x 7.08 Ft

Primary Bedroom 13.83 Ft x 10.58 Ft

4pc Bathroom 13.50 Ft x 6.67 Ft

Listing Presented By:



Originally Listed by:
RE/MAX FIRST

<https://kristinadominguez.com/>



**RE/MAX REAL ESTATE
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