



## 3111 34 Avenue Calgary Alberta

\$475,000

Don't miss this rare chance to own a top-floor corner unit directly across from the University of Calgary. This spacious two-bedroom condo offers breathtaking mountain views and boasts the largest floor plan in the building, plus two titled indoor parking stalls. Inside, you'll find a well-appointed layout featuring two generously sized bedrooms. The master suite includes a walk-through closet and a luxurious 4-piece ensuite bathroom. Another full 4-piece bathroom and an office nook add to the unit's functionality. The modern kitchen showcases an open concept with a built-in oven, stove top, sleek black appliances, and a raised breakfast bar. The living room, almost entirely enveloped by tall windows, offers stunning south-west views of the mountains. Building amenities include secure entry, three elevators, an exercise room, and a party room. Enjoy the convenience of being close to the UofC, Market and Brentwood Mall, LRT, Foothills Hospital, and more! (id:6769)

Living room 15.67 Ft x 11.42 Ft

Kitchen 9.50 Ft x 8.75 Ft

Dining room 13.00 Ft x 7.67 Ft

Laundry room 5.83 Ft x 2.92 Ft

Primary Bedroom 16.33 Ft x 11.67 Ft

Bedroom 16.42 Ft x 10.00 Ft

4pc Bathroom 8.42 Ft x 8.33 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Other 8.42 Ft x 5.42 Ft

Listing Presented By:



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