



3111 34 Avenue Calgary Alberta

\$349,000

LOCATION, LOCATION, LOCATION! Just steps from the University of Calgary, the C-Train station, and only minutes to the Foothills & Children's Hospitals and Market Mall--this renovated condo offers unbeatable convenience and incredible value for both homeowners and investors. This stylish, move-in-ready unit includes titled underground parking and a titled storage locker, and showcases a smart open-concept layout with 9-foot ceilings, brand new vinyl plank flooring, fresh paint, and updated trim throughout. The modern kitchen is a standout, featuring: o New quartz countertopso Custom stone tile backplasho New black undermount sink with tall arc fauceto Five appliances: fridge (new the last few years), wall oven, cooktop, built-in dishwasher & over the stove built in microwaveThe spacious bedroom includes a walk-through closet and access to the beautifully updated full bathroom, complete with quartz counters, new flooring, updated lighting, and modern fixtures. You'll love the sun-drenched east-facing living area, which opens to a large covered balcony with a gas BBQ hookup--ideal for morning coffee or evening gatherings. Extras include a brand new full-size stacked washer and dryer and plenty of in-suite storage. The building offers a secure entry, on site building manager, three elevators, fitness centre, party room, and a landscaped communal courtyard with BBQ areas and plenty of seating. Whether you're a student, professional, or investor--this is the one that checks every box. (id:6769)

Primary Bedroom 4.13 M x 3.26 M

4pc Bathroom 2.76 M x 2.64 M

Living room/Dining room 3.71 M x 3.02 M

Kitchen 2.79 M x 2.78 M

Laundry room 2.76 M x 1.61 M

Dining room 4.47 M x 1.90 M

Listing Presented By:



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