



## 3111 34 Avenue Calgary Alberta

\$299,900

Location, Lifestyle & Value - All in One! Welcome to this bright and modern 1 bed, 1 bath condo located in one of the most desirable spots in the city--right across the street from the University of Calgary, and a short distance to the Alberta Children's Hospital, Market Mall, LRT, and all the amenities you could ever need! Step inside to find a spacious open-concept layout with a contemporary kitchen, large living area, and plenty of natural light. The unit features in-suite laundry for ultimate convenience and includes a titled underground heated parking stall, secure titled storage unit, and even bike storage in the parkade. Enjoy top-notch building amenities including a fully equipped exercise room, common area BBQ and patio space, and a welcoming lobby--all in a well-managed, secure complex. Perfect for students, medical professionals, or anyone looking to live in a vibrant, central location with unbeatable access to transit and daily essentials. Whether you're looking for your first home, a low-maintenance lifestyle, or a smart investment--this one checks all the boxes! Don't miss your chance to own a piece of convenience and comfort in the heart of the city. (id:6769)

Primary Bedroom 13.25 Ft x 12.67 Ft

4pc Bathroom 5.00 Ft x 10.50 Ft

Living room 10.67 Ft x 8.00 Ft

Dining room 5.83 Ft x 8.67 Ft

Kitchen 9.00 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:  
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