



## 3111 34 Avenue Calgary Alberta

\$278,900

Ideal for Students + Peace of Mind for Parents-Steps from the University of Calgary...unit will be vacant Sept 1, 2025 = perfect timing for 2025-2026 Fall Term!! Whether you're a student looking for the perfect location or a parent wanting to ensure comfort & safety--this is the unit you've been waiting for! Why pay rent for 4+ yrs!! Located across the street from the University of Calgary, this SECOND-floor EAST facing ONE bed / ONE bath unit offers unmatched convenience for students. Say goodbye to long commutes & hello to extra time for sleep, studies or campus life! Walk home for lunch & whip up your own meals between classes! The kitchen is complete with a breakfast bar for casual dining or late-night study snacks! The open layout offers plenty of room for a comfy couch & study zone, while big windows keep the space bright & inviting. With a separate sleeping area for added privacy, this unit is designed for both focus & relaxation. ADD A BARN Door for MORE PRIVACY. The secure building features controlled access, on-site management & a strong sense of community--providing peace of mind for parents with kids living away from home for the first time. The second-floor location adds an extra layer of comfort, offering elevator & quick stair access while maintaining privacy & security. IN SUITE Laundry. Big deck and nice view! Underground parking means your vehicle stays warm & protected year-round & the building's fitness facility makes it easy to stay active - without paying extra. Don't have a car? Transit & LRT close by. Rent the parking spot monthly to someone in the building! This is a well-managed complex with a healthy reserve fund, ensuring the long-term value & care of your investment. Whether you're buying for your child or investing in a smart location--this is a unit that checks every box. LOW condo fees include HEAT and WATER. TONS of undergro...

4pc Bathroom 8.08 Ft x 10.50 Ft

Bedroom 12.83 Ft x 13.25 Ft

Kitchen 7.83 Ft x 9.00 Ft

Living room 13.42 Ft x 11.58 Ft

Listing Presented By:



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