



## 3111 34 Avenue Calgary Alberta

\$312,500

Ready for quick occupancy, this one bedroom condo is in mint condition + ideally located across the street from U of C, the C Train + shopping. Located on the 3 floor of popular well run complex, this unit, with 9 foot ceilings has an excellent layout with open concept plan + lots of light. Spacious efficient kitchen with ample storage + maple cabinetry, Spacious balcony off the living room with pretty views including Nose hill park. The bedroom is roomy with a large closet. In suite laundry in this unit, titled underground parking + assigned storage locker. The building offers a gym with large windows + nice outdoor courtyard, on site Property Manager and pet friendly building upon board approval. (id:6769)

Kitchen 9.58 Ft x 9.17 Ft

Living room 12.83 Ft x 11.00 Ft

Foyer 5.33 Ft x 4.75 Ft

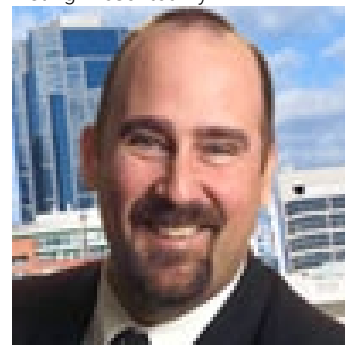
Laundry room 3.17 Ft x 2.67 Ft

Other 13.00 Ft x 5.08 Ft

Primary Bedroom 13.00 Ft x 11.75 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Listing Presented By:



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