



3111 34 Avenue Calgary Alberta

\$409,900

Varsity!! This top-floor unit offers the perfect blend of comfort, convenience, and value. With 9 ft ceilings and an open, airy layout, the space feels bright and inviting from the moment you step inside. This modern floor plan features two spacious bedrooms, two full bathrooms, and a walk-in closet with a 4-piece ensuite in the primary suite. Enjoy the convenience of in-suite laundry with a stacked washer and dryer, plus a balcony off the sunlit living room--perfect for your morning coffee or evening unwind. The unit includes two titled sxs underground parking stalls, secure building access, visitor parking, and a fitness room exclusively for residents. Location is everything--and this one delivers. You're just across the street from the University of Calgary, with easy walking access to both Brentwood and University C-Train stations, as well as Brentwood Village Shopping Centre directly across the street. Groceries, restaurants, and cafes are all steps away. Market Mall is only a 4-minute drive, while Alberta Children's Hospital and Foothills Medical Centre are within a short commute. Surrounded by parks, green spaces, and top-rated schools, this is an ideal choice for students, professionals, or first-time buyers alike. Whether you're looking for a turnkey investment property or a low-maintenance home in a connected NW community, this is urban living made easy--ready for immediate possession. (id:6769)

Dining room 9.17 Ft x 9.58 Ft
 Kitchen 8.17 Ft x 8.75 Ft
 4pc Bathroom 7.58 Ft x 2.25 Ft
 Bedroom 12.25 Ft x 11.42 Ft
 Living room 10.33 Ft x 13.00 Ft
 Other 8.75 Ft x 10.17 Ft

Primary Bedroom 11.83 Ft x 12.17 Ft
 Other 5.50 Ft x 8.08 Ft
 4pc Bathroom 8.33 Ft x 8.08 Ft
 Laundry room 2.83 Ft x 3.00 Ft
 Other 8.25 Ft x 4.42 Ft

Listing Presented By:



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