

3111 34 Avenue Calgary Alberta

$324,800

Imagine stepping out your front door and being just minutes from your classes or work! Welcome home to this bright, modern top-floor unit located in a highly desirable, exceptionally well-managed building right across the street from the University of Calgary--and just steps away from the LRT, Brentwood Mall, Market Mall, and the Alberta Children's Hospital! Tucked away on a quiet cul-de-sac with zero through-traffic, this home offers the ultimate sanctuary: top-floor luxury means absolute quiet with no one walking above you, while the corner placement provides ultimate privacy with limited shared walls.Step inside to an expansive open-concept layout featuring soaring 9-foot ceilings, luxury vinyl plank, stylish pendant lighting, and large, sun-drenched windows that flood the entire space with natural light. The contemporary gourmet kitchen is a chef's dream, complete with solid maple cabinetry, a ceramic cooktop, a built-in wall oven, a hood-top microwave, and a cozy breakfast bar perfect for your morning routine. Off the main living area, step out onto your massive private 12' x 6' balcony--equipped with a BBQ gas outlet and stunning views, making it the perfect spot to entertain or unwind.The generous primary bedroom boasts expansive windows and a clever walkthrough closet that connects seamlessly to the full 4-piece bathroom, complete with in-suite laundry for ultimate day-to-day convenience. Beyond the unit itself, enjoy top-tier building amenities including a main-floor fitness facility, a gorgeous courtyard patio with common BBQs, pristine wide hallways, granite thresholds, and secure, professional management. Complete with a titled underground heated parking stall, a secure 21 sq. ft. titled storage locker, visitor parking, and bike lock-up, this condo truly checks every box. Don't miss your chance to own an unbeatable slice of convenience, luxury, and long...

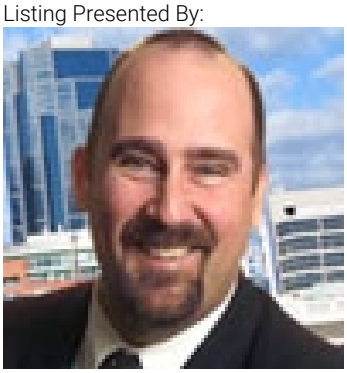
Kitchen 13.83 Ft x 10.33 Ft

Living room 15.17 Ft x 12.08 Ft

Primary Bedroom 12.33 Ft x 10.67 Ft

4pc Bathroom 9.00 Ft x 4.83 Ft

Listing Presented By:



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