

# \$340,000 - 311, 3101 34 Avenue Nw, Calgary

MLS® #A2241580

**\$340,000**

1 Bedroom, 1.00 Bathroom, 773 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

\*\*\*OPEN HOUSE AUGUST 3, 1-3 PM\*\*\*This stylish, FULLY FURNISHED, VALUE-PRICED one-bedroom condo offers MOVE-IN or RENT-READY convenience. Just steps from the University of Calgary, it features a spacious layout and comes COMPLETELY EQUIPPED for IMMEDIATE, COMFORTABLE LIVING – an ideal opportunity for students, professionals, or investors alike. The kitchen features sleek black appliances, including a cooktop stove and built-in BOSCH oven, along with ample cupboard and counter space and a functional island with an eating bar - perfect for both everyday living and entertaining. The adjacent dining area easily accommodates larger gatherings, whereas the built-in desk provides seamless convenience for work or study. The bright family room leads to a southeast facing private balcony with a glass railing, surrounded by mature trees and greenery – a peaceful, secluded outdoor space. The bright and spacious primary bedroom features a portable air conditioning unit (vented outside) and offers direct access to the 4-piece bathroom through a generous walk-through closet and in-suite laundry area with a linen closet. Additional features include a titled underground parking stall, secure bike storage and covered guest parking. Ideally located within walking distance to the University of Calgary, Brentwood and University LRT stations, University District, Market Mall, Brentwood Village, McMahon Stadium, and the Alberta Children's Hospital.



Foothills Hospitals, this condo is a smart investment and an equally ideal place to call home.

Built in 2007

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2241580          |
| Price          | \$340,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 773               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 311, 3101 34 Avenue Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2L 2A3                |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Titled, Underground                           |

**Interior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island                                                             |
| Appliances        | Dishwasher, Electric Cooktop, Electric Oven, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                    |
| Cooling           | Wall Unit(s)                                                                              |

# of Stories            4

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 13              |
| Zoning         | M-C2            |

## Listing Details

Listing Office            RE/MAX iRealty Innovations

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