\$299,900 - 407, 3101 34 Avenue Nw, Calgary

MLS® #A2186027

\$299,900

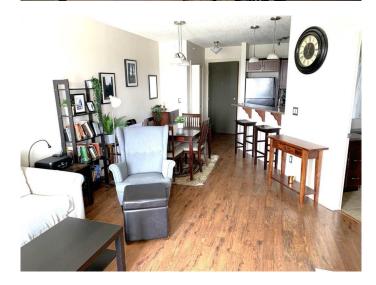
1 Bedroom, 1.00 Bathroom, 554 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to the TOP FLOOR of Little Varsity! Enjoy the bright, natural light from the generous windows of the apartment. With east facing exposure overlooking nature and the view of downtown from your large balcony! Perfect for your morning coffee or evening beverage! Baseboard heating throughout the apartment is under your control within the unit at no cost to occupants. In addition, this unit comes with an in-suite laundry, upgraded flooring to laminate for easier maintenance and a portable A/C unit for your comfort. This unit also comes with a convenient TITLED, UNDERGROUND PARKING stall with the most convenient location. Enjoy the confidence of a small, well-managed building, with high security and an admirable record of fiscal management, a respectful community of mature owners, a responsive volunteer Board of Directors, and a highly qualified professional management company. You will have communication with your visitors through secure lobby access codes directly to your telephone. This location cannot be any more convenient. It is located just off Crowchild Trail, DIRECTLY ACROSS from the north gate of U of C, one block from Brentwood shopping plaza, and within easy walking distance to Market Mall, McMahon Stadium and the Alberta Children's Hospital (2 km) and Foothills Medical Centre (under 3 km). Multiple bus routes pass the street corner, and quick access to city center (10 MINUTES) is available from two nearby LRT stations less







than 1 km from your door. Call to book your showing today – you won't want to miss out on this gem!

Built in 2007

Essential Information

MLS® # A2186027 Price \$299,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 554

Acres 0.00

Year Built 2007

Type Residential Sub-Type Apartment

Style Low-Rise(1-4)

Status Active

Community Information

Address 407, 3101 34 Avenue Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T2L 2A3

Amenities

Amenities Parking, Trash, Visitor Parking, Laundry, Snow Removal

Parking Spaces 1

Parking Underground

Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Breakfast Bar

Appliances Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator,

Washer, Electric Oven

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Balcony

Construction Stucco, Wood Frame

Additional Information

Date Listed January 7th, 2025

Days on Market 83

Zoning M-C2

Listing Details

Listing Office RE/MAX Complete Realty

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