

# \$349,900 - 211, 3111 34 Avenue Nw, Calgary

MLS® #A2257244

## \$349,900

1 Bedroom, 1.00 Bathroom, 609 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

This bright, west-facing one-bedroom condo is ideally located just a short walk to the University of Calgary, shopping, and the LRT. The spacious, open layout features a large kitchen with a Bosch cooktop and wall oven, dishwasher, in-suite laundry, and extensive counter and cabinet space, including a convenient sit-at counter. The living and dining area opens to a private covered balcony with a gas line, ideal for year-round grilling. The large bedroom includes a walk-in closet and is paired with a full bathroom. This well-maintained unit offers a titled parking stall in a secure, heated, underground parkade and a titled storage unit. Building amenities feature a fitness centre, bike storage, and numerous indoor visitor parking stalls. Perfect for students, professionals, first-time buyers, or investors, this property combines modern comfort with exceptional convenience. With proximity to the University of Calgary, major medical centres, public transit, shopping, and dining, it offers both lasting value and a highly desirable location.

Built in 2005

## Essential Information

MLS® #	A2257244
Price	\$349,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	609
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	211, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Titled, Underground, Guest, Secured

### Interior

Interior Features	Closet Organizers, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stone, Wood Frame

### Additional Information

Date Listed	September 16th, 2025
Zoning	M-C2

### Listing Details

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