

# \$349,000 - 229, 3111 34 Avenue Nw, Calgary

MLS® #A2197288

## \$349,000

1 Bedroom, 1.00 Bathroom, 608 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

### LOCATION, LOCATION, LOCATION!

Just steps from the University of Calgary, the C-Train station, and only minutes to the Foothills & Children's Hospitals and Market Mall—this renovated condo offers unbeatable convenience and incredible value for both homeowners and investors.

This stylish, move-in-ready unit includes titled underground parking and a titled storage locker, and showcases a smart open-concept layout with 9-foot ceilings, brand new vinyl plank flooring, fresh paint, and updated trim throughout.

The modern kitchen is a standout, featuring:

- New quartz countertops

- Custom stone tile backsplash

- New black undermount sink with tall arc faucet

- Five appliances: fridge (new the last few years), wall oven, cooktop, built-in dishwasher & over the stove built in microwave

The spacious bedroom includes a walk-through closet and access to the beautifully updated full bathroom, complete with quartz counters, new flooring, updated lighting, and modern fixtures.

You'll love the sun-drenched east-facing living area, which opens to a large covered balcony with a gas BBQ hookup—ideal for morning coffee or evening gatherings.

Extras include a brand new full-size stacked washer and dryer and plenty of in-suite storage.

The building offers a secure entry, on site



building manager, three elevators, fitness centre, party room, and a landscaped communal courtyard with BBQ areas and plenty of seating.  
Whether you’re a student, professional, or investor – this is the one that checks every box.

Built in 2005

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2197288          |
| Price          | \$349,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 608               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 229, 3111 34 Avenue Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2L 0Y2                |

**Amenities**

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Trash, Storage |
| Parking Spaces | 1                                                            |
| Parking        | Parkade, Titled                                              |

**Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Closet   Organizers,   No   Smoking   Home,   Open   Floorplan,   Quartz |
|-------------------|--------------------------------------------------------------------------|

|              |                                                                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Counters, See Remarks, Storage, Vinyl Windows, Breakfast Bar<br>Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven |
| Heating      | Baseboard                                                                                                                                                   |
| Cooling      | None                                                                                                                                                        |
| # of Stories | 4                                                                                                                                                           |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line               |
| Roof              | Asphalt Shingle, Flat               |
| Construction      | Concrete, Other, Cement Fiber Board |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 20               |
| Zoning         | M-C2             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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