

\$299,900 - 434, 3111 34 Avenue Nw, Calgary

MLS® #A2227536

\$299,900

1 Bedroom, 1.00 Bathroom, 519 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Location, Lifestyle & Value – All in One!
Welcome to this bright and modern 1 bed, 1 bath condo located in one of the most desirable spots in the city—right across the street from the University of Calgary, and a short distance to the Alberta Children’s Hospital, Market Mall, LRT, and all the amenities you could ever need! Step inside to find a spacious open-concept layout with a contemporary kitchen, large living area, and plenty of natural light. The unit features in-suite laundry for ultimate convenience and includes a titled underground heated parking stall, secure titled storage unit, and even bike storage in the parkade. Enjoy top-notch building amenities including a fully equipped exercise room, common area BBQ and patio space, and a welcoming lobby—all in a well-managed, secure complex. Perfect for students, medical professionals, or anyone looking to live in a vibrant, central location with unbeatable access to transit and daily essentials. Whether you’re looking for your first home, a low-maintenance lifestyle, or a smart investment—this one checks all the boxes! Don’t miss your chance to own a piece of convenience and comfort in the heart of the city.

Built in 2005

Essential Information

MLS® #

A2227536



| | |
|----------------|-------------------|
| Price | \$299,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 519 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 434, 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, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage, Vinyl Windows |
| Appliances | Built-In Range, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| Cooling | None |
| # of Stories | 4 |

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 16th, 2025 |
| Days on Market | 3 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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