



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

311, 3101 34 Avenue NW
Calgary, Alberta

MLS # A2267714

\$330,000



Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	773 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: -

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 649

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: The unit comes fully furnished.

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