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229, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2197288



\$349,000

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|-----------|------------------------------------|--------|-------------------|
| Division: | Varsity | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 608 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle, Flat | Condo Fee: | \$ 452 |
| Basement: | - | LLD: | - |
| Exterior: | Cement Fiber Board, Concrete, Other | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage, Vinyl Windows | | |
| Inclusions: | n/a | | |

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.