

# \$349,900 - 128, 3111 34 Avenue Nw, Calgary

MLS® #A2241967

**\$349,900**

2 Bedroom, 2.00 Bathroom, 867 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to 3111 Varsity located steps away from the University of Calgary, Brentwood LRT, and close to the Foothills and Children's Hospitals! This exceptional corner unit condo offers its own private exterior entrance, which is especially handy for dog owners (two dogs or cats up to 20lbs. are allowed upon written board approval) or anyone who prefers to skip the lobby. As you step inside, you're greeted by the inviting ambiance of a truly open concept living space complete with large windows and 9-foot ceilings filled with natural light. Whether you're sipping your morning coffee at your breakfast bar, cooking for yourself in a kitchen with lots of counter and storage space or hosting a gathering of friends in the airy living and dining area, this will become your favorite new place to relax and entertain. The bedrooms are thoughtfully separated, with the primary featuring a walk-through closet and private 4-piece ensuite on one side of the unit. The second bedroom sits on the opposite end, right beside the 3-piece bathroom and in-suite laundry, ideal for added privacy, guests, or a roommate setup. This unit also comes with an underground titled parking stall and plenty of underground visitor parking spaces. Owners here enjoy access to an on-site fitness room, a sunny south-facing courtyard, and a shared BBQ space, all within a secure, professionally managed complex. Whether you're a student, working in healthcare, or just looking for a central spot with minimal upkeep, this place is



worth a look. Investors, take note – this condo has all the makings of a fantastic rental opportunity! Book your private viewing today!

Built in 2005

**Essential Information**

MLS® #	A2241967
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	128, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

**Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Covered, Parkade, Secured, Stall, Titled, Underground, Guest

**Interior**

Interior Features	Breakfast Bar, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas

Cooling	Window Unit(s)
# of Stories	4
Basement	None

## Exterior

Exterior Features	BBQ gas line, Courtyard, Private Entrance
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	5
Zoning	M-C2

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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