

# \$450,000 - 416, 3111 34 Avenue Nw, Calgary

MLS® #A2219305

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Donâ€™t miss this rare chance to own a top-floor corner unit directly across from the University of Calgary. This spacious two-bedroom condo offers breathtaking mountain views and boasts the largest floor plan in the building, plus two titled indoor parking stalls. Inside, you'll find a well-appointed layout featuring two generously sized bedrooms. The master suite includes a walk-through closet and a luxurious 4-piece ensuite bathroom. Another full 4-piece bathroom and an office nook add to the unit's functionality. The modern kitchen showcases an open concept with a built-in oven, stove top, sleek black appliances, and a raised breakfast bar. The living room, almost entirely enveloped by tall windows, offers stunning south-west views of the mountains. Building amenities include secure entry, three elevators, an exercise room, and a party room. Enjoy the convenience of being close to the UofC, Market and Brentwood Mall, LRT, Foothills Hospital, and more!

Built in 2005

## Essential Information

MLS® #	A2219305
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,063
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	416, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Underground

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Stucco, Wood Frame

### Additional Information

Date Listed	May 8th, 2025
Days on Market	1
Zoning	M-C2

**Listing Details**

Listing Office                RE/MAX Real Estate (Mountain View)

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