

**410, 3111 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2213332**



**\$350,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	608 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Insulated, Owned, Parkade, Paved, Stall, Titled, Under		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	-
<b>Basement:</b>	None
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 451
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** None

**TOP FLOOR VIEW PROPERTY!** Welcome to Varsity 3111, a refined residence set in one of Calgary's most desirable communities—where modern convenience meets serene park-side living. Perched on the top floor, this beautifully appointed one-bedroom, one-ensuite condominium offers elevated living in every sense—boasting approximately 607 square feet of elegant, open-concept space. The heart of the home is a spacious living and dining area, seamlessly connected to a sleek, modern kitchen—complete with a large central island, perfect for casual entertaining. Retreat to the primary bedroom, where you'll find a thoughtfully designed walk-through closet, private ensuite bath, and in-suite laundry for ultimate convenience. Step out onto your west-facing balcony—an ideal vantage point to take in Calgary's sunsets, surrounded by miles of parks and pathways just steps from your door. Located within walking distance to the University of Calgary, this home offers both academic accessibility and a peaceful, upscale setting. Underground parking, building entrance, security features include a heated, titled underground parking stall, and full ownership of a titled storage, secure building access, and elevator convenience—all within a well-maintained, professionally managed development. This is more than just a home—it's a rare opportunity to own an exceptional layout in a prime North West location, with effortless access to shopping, transit, and Calgary's vibrant downtown.