

**120, 3111 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2208436**



**\$314,999**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	602 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 452
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Open Floorplan, Separate Entrance		

**Inclusions:** N/A

Step into the bright and spacious 1 bedroom 1 bathroom ground floor unit with direct private access to the outside. The unit was freshly painted and installed with brand new luxury vinyl flooring. The kitchen features with open concept floor plan, built-in electric stove and wall oven, a raised breakfast bar offers a casual sitting spot while preparing meals. A walk-thru closet from the bedroom leads to the bathroom where you can find the in-suite laundry by the side. A titled parking and titled storage can both be found in the parkade level with shared large bicycle storages. Save on gym memberships by using the well-equipped exercise room on the main floor. The complex is perfectly situated near the University of Calgary, with walking distance to C-Train station and minutes of drive to hospital and shopping centres. Embrace the convenience condo living by booking your private showing today!