

# \$299,900 - 407, 3101 34 Avenue Nw, Calgary

MLS® #A2186027

**\$299,900**

1 Bedroom, 1.00 Bathroom, 554 sqft  
Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to the TOP FLOOR of Little Varsity!  
Enjoy the bright, natural light from the generous windows of the apartment. With east facing exposure overlooking nature and the view of downtown from your large balcony!  
Perfect for your morning coffee or evening beverage! Baseboard heating throughout the apartment is under your control within the unit at no cost to occupants. In addition, this unit comes with an in-suite laundry, upgraded flooring to laminate for easier maintenance and a portable A/C unit for your comfort. This unit also comes with a convenient TITLED, UNDERGROUND PARKING stall with the most convenient location. Enjoy the confidence of a small, well-managed building, with high security and an admirable record of fiscal management, a respectful community of mature owners, a responsive volunteer Board of Directors, and a highly qualified professional management company. You will have communication with your visitors through secure lobby access codes directly to your telephone. This location cannot be any more convenient. It is located just off Crowchild Trail, DIRECTLY ACROSS from the north gate of U of C, one block from Brentwood shopping plaza, and within easy walking distance to Market Mall, McMahon Stadium and the Alberta Children's Hospital (2 km) and Foothills Medical Centre (under 3 km). Multiple bus routes pass the street corner, and quick access to city center (10 MINUTES) is available from two nearby LRT stations less



than 1 km from your door. Call to book your showing today – you won't want to miss out on this gem!

Built in 2007

### Essential Information

MLS® #	A2186027
Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	554
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	407, 3101 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2A3

### Amenities

Amenities	Parking, Trash, Visitor Parking, Laundry, Snow Removal
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Electric Oven
Heating	Baseboard
Cooling	None

# of Stories 4

## Exterior

Exterior Features Balcony

Construction Stucco, Wood Frame

## Additional Information

Date Listed January 7th, 2025

Days on Market 66

Zoning M-C2

## Listing Details

Listing Office RE/MAX Complete Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.