

\$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

Don'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	13
Zoning	M-C2

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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