\$349,900 - 128, 3111 34 Avenue Nw, Calgary

MLS® #A2241967

\$349,900

2 Bedroom, 2.00 Bathroom, 867 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

**OPEN HOUSE, SATURDAY, JULY 26 -1:00-3:00PM ** Welcome to 3111 Varsity located steps away from the University of Calgary, Brentwood LRT, and close to the Foothills and Children's Hospitals! This exceptional corner unit condo offers its own private exterior entrance, which is especially handy for dog owners (two dogs or cats up to 20lbs. are allowed upon written board approval) or anyone who prefers to skip the lobby. As you step inside, you're greeted by the inviting ambiance of a truly open concept living space complete with large windows and 9-foot ceilings filled with natural light. Whether you're sipping your morning coffee at your breakfast bar, cooking for yourself in a kitchen with lots of counter and storage space or hosting a gathering of friends in the airy living and dining area, this will become your favorite new place to relax and entertain. The bedrooms are thoughtfully separated, with the primary featuring a walk-through closet and private 4-piece ensuite on one side of the unit. The second bedroom sits on the opposite end, right beside the 3-piece bathroom and in-suite laundry, ideal for added privacy, guests, or a roommate setup. This unit also comes with an underground titled parking stall and plenty of underground visitor parking spaces. Owners here enjoy access to an on-site fitness room, a sunny south-facing courtyard, and a shared BBQ space, all within a secure, professionally managed complex. Whether you're a student,







working in healthcare, or just looking for a central spot with minimal upkeep, this place is worth a look. Investors, take note – this condo has all the makings of a fantastic rental opportunity! Book your private viewing today!

Built in 2005

Essential Information

MLS® # A2241967 Price \$349,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 867
Acres 0.00
Year Built 2005

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 128, 3111 34 Avenue Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T2L 0Y2

Amenities

Amenities Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal,

Trash, Visitor Parking

Parking Spaces 1

Parking Covered, Guest, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features Breakfast Bar, Open Floorplan, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Electric Range, Microwave Hood Fan,

Refrigerator, Washer, Window Coverings

Heating Baseboard, Natural Gas

Cooling Window Unit(s)

of Stories 4

Basement None

Exterior

Exterior Features BBQ gas line, Courtyard, Private Entrance

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 24th, 2025

Days on Market 3

Zoning M-C2

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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