

# \$339,900 - 227, 3111 34 Avenue Nw, Calgary

MLS® #A2250108

**\$339,900**

1 Bedroom, 1.00 Bathroom, 879 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Welcome to the highly sought-after 3111 Varsity complex! This stylish 1 bedroom plus den condo offers 878 sq ft of bright, open living space designed for comfort and convenience. Featuring high ceilings, unique cork flooring, and a large galley kitchen with abundant cabinets, electric cooktop, and built-in oven, this home is move-in ready and full of character. Enjoy morning coffee or evening relaxation on your spacious balcony overlooking the sunny south courtyard. The versatile den makes the perfect home office, study space, or guest room, while the open living and dining area feels warm and inviting. Added perks include in-suite laundry, a titled heated underground parking stall, and a titled storage locker. This well-maintained building offers exceptional amenities: an on-site caretaker, fitness facilities, secure bike storage, common meeting rooms, a shared BBQ area, visitor parking, and a welcoming community atmosphere. Unbeatable Location! Steps to the University of Calgary and Brentwood LRT, minutes to Foothills & Children's Hospitals, Market Mall, and Brentwood shopping. Ideal for students, medical professionals, first-time buyers, or investors looking for the perfect balance of lifestyle and convenience.

Built in 2005

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2250108          |
| Price          | \$339,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 879               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 227, 3111 34 Avenue Nw |
| Subdivision | Varsity                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2L 0Y2                |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                              |
| Parking        | Heated Garage, Parkade, Titled, Underground                    |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                                                                            |
| Appliances        | Dishwasher, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Oven-Built-In |
| Heating           | Baseboard                                                                                                                                |
| Cooling           | None                                                                                                                                     |
| # of Stories      | 4                                                                                                                                        |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Other              |
| Construction      | Stucco, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 4                 |
| Zoning         | M-C2              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp 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.