\$278,900 - 204, 3111 34 Avenue Nw, Calgary

MLS® #A2254152

\$278,900

1 Bedroom, 1.00 Bathroom, 513 sqft Residential on 0.00 Acres

Varsity, Calgary, Alberta

This SECOND-floor EAST facing ONE bed / ONE bath NW unit is a VALUE-PACKED gem at a price point that's hard to beat! The efficient kitchen includes a breakfast barâ€"perfect for quick meals or hosting. The open-concept living area is well-sized for a cozy sofa and desk setup, with large windows that bring in natural light. The separate bedroom area offers extra privacy, and a simple barn door addition can further define the space. IN-SUITE laundry adds daily convenience. Secure building with controlled access, professional on-site management & welcoming community vibe. The second-floor location provides easy elevator or stair accessâ€"ideal for safety and peace of mind. Enjoy a generous deck with a great view! TITLED underground parking keeps your car protected all year, or rent it out monthly for passive income. Building fitness room saves you a costly gym membership. No car? You're steps from transit and the LRT. This well-managed complex has a strong reserve fund, ensuring long-term investment protection. Great for first-time buyers or savvy investorsâ€"current tenant of FIVE+ years is open to staying on! LOW condo fees include HEAT & WATER = even more savings. Tons of underground visitor parking, bike storage, TITLED storage locker & PET-friendly policy (2 small dogs/cats or aquarium up to 38L). Whether you work at Foothills or Children's Hospital (10 min drive), love walking Nose Hill Park (5 min drive), or enjoy riverside activity (7







min), this central NW spot has unbeatable VALUE. Brentwood Village Shopping is a 5-min walk awayâ€"groceries, dining, pubs, coffee & services all at your fingertips. Add in quick access to downtown, the airport & the mountainsâ€"this location truly delivers. Smart pricing, low carrying costs & proven rental history = a winning formula. Call for more info!

Built in 2005

Essential Information

MLS® # A2254152 Price \$278,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 513
Acres 0.00
Year Built 2005

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 204, 3111 34 Avenue Nw

Subdivision Varsity
City Calgary
County Calgary
Province Alberta
Postal Code T3L 0Y2

Amenities

Amenities Elevator(s), Fitness Center, Secured Parking, Visitor Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Stall, Underground, Guest, Titled

Interior

Interior Features Breakfast Bar, No Animal Home, No Smoking Home, See Remarks,

Track Lighting

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Balcony

Construction Stucco, Wood Frame

Additional Information

Date Listed September 4th, 2025

Days on Market 42

Zoning M-C2

Listing Details

Listing Office Royal LePage Benchmark

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