

\$300,000 - 403, 3111 34 Avenue Nw, Calgary

MLS® #A2246921

\$300,000

1 Bedroom, 1.00 Bathroom, 572 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Bright and spacious, this top-floor 1 bedroom, 1 bathroom apartment is perfectly located in the highly sought-after community of Varsity, just steps from the University of Calgary. Offering stunning, unobstructed views of Nose Hill Park from your private balcony—complete with a natural gas hookup and phantom screen door—this home blends comfort with convenience. Inside, 9-foot ceilings, an induction cooktop, built-in oven, and brand-new quartz countertops create a stylish and functional kitchen that flows seamlessly into the living area. The unit includes a titled underground parking stall, titled storage locker, access to a fitness room, and a common BBQ area, plus it comes with the existing furnishings. This well-maintained building has reasonable condo fees and an unbeatable location—directly across from Brentwood Village Shopping Centre and within a 10-minute walk to both Brentwood and University C-Train stations. Grocery stores, restaurants, Market Mall, Alberta Children's Hospital, and Foothills Medical Centre are all minutes away, with parks and excellent schools nearby. Ideal for students, faculty, medical professionals, or investors, this is urban living with a view in one of NW Calgary's most connected and established neighbourhoods.

Built in 2005

Essential Information



MLS® #	A2246921
Price	\$300,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	572
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	403, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

Amenities

Amenities	Elevator(s), Fitness Center, Visitor Parking, Bicycle Storage, Gazebo
Parking Spaces	1
Parking	Underground, Heated Garage, Titled
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Oven-Built-In, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	August 21st, 2025
Days on Market	55
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.