



THE
A-TEAM

**RE/MAX
FIRST**

3111 34 Avenue #426, Calgary T2L 0Y2

MLS®#: **A2140754** Area: **Varsity** Listing Date: **06/12/24** List Price: **\$374,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2005**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **767**
 Low Sqft:
 Ttl Sqft: **767**

DOM

108
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`0" x 8`8"	Dining Room	Main	9`9" x 8`8"
Living Room	Main	15`0" x 13`5"	Foyer	Main	9`5" x 6`9"
Office	Main	7`6" x 5`6"	Laundry	Main	2`8" x 2`7"
Balcony	Main	21`0" x 5`9"	Bedroom - Primary	Main	12`5" x 10`0"
4pc Ensuite bath	Main	9`2" x 5`4"			

Legal/Tax/Financial

Condo Fee:
\$549

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0513297**

Remarks

Pub Rmks: **Step into this charming condo, ideally positioned just steps away from the University of Calgary. This one bedroom, one den unit is perfect for students seeking convenience or professionals employed at the university. The open-concept layout of the main area, complemented by generous windows, floods the space with natural light from the balcony. The kitchen is fully equipped with a wall oven, electric stovetop, and microwave hood fan. A raised breakfast bar offers a casual dining spot or a place to gather while preparing meals, alongside a designated dining area. Opposite the kitchen, the living room provides access to the sunny south-facing balcony, overlooking a serene courtyard. The primary bedroom boasts an ensuite with discreet in-suite laundry facilities. Additionally, it features a versatile den/office space, ideal for study sessions or work projects. Titled underground parking and storage are included, while the building offers access to a gym facility. Embrace the convenience of apartment living in this picturesque neighbourhood adjacent to the University of Calgary. Alternatively, utilize the nearby C-train for seamless transportation to your destinations. Don't miss out on this great condo!**

Inclusions: **Gas BBQ**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





