



THE
A-TEAM

**RE/MAX
FIRST**

3111 34 Avenue #416, Calgary T2L 0Y2

MLS®#: **A2155439**

Area: **Varsity**

Listing Date: **08/08/24**

List Price: **\$475,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,063**

Low Sqft:

Ttl Sqft: **1,063**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

41

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Courtyard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dryer,Electric Cooktop,Electric Oven,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`8" x 11`5"
Dining Room	Main	13`0" x 7`8"
Bedroom - Primary	Main	16`4" x 11`8"
4pc Ensuite bath	Main	8`5" x 8`4"
Walk-In Closet	Main	8`5" x 5`5"

Room	Level	Dimensions
Kitchen	Main	9`6" x 8`9"
Laundry	Main	5`10" x 2`11"
Bedroom	Main	16`5" x 10`0"
4pc Bathroom	Main	8`0" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$741

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: **N/A**

Remarks

Pub Rmks: **Don't miss this rare chance to own a top-floor corner unit directly across from the University of Calgary. This spacious two-bedroom condo offers breathtaking mountain views and boasts the largest floor plan in the building, plus two titled indoor parking stalls. Inside, you'll find a well-appointed layout featuring two generously sized bedrooms. The master suite includes a walk-through closet and a luxurious 4-piece ensuite bathroom. Another full 4-piece bathroom and an office nook add to the unit's functionality. The modern kitchen showcases an open concept with a built-in oven, stove top, sleek black appliances, and a raised breakfast bar. The living room, almost entirely enveloped by tall windows, offers stunning south-west views of the mountains. Building amenities include secure entry, three elevators, an exercise room, and a party room. Enjoy the convenience of being close to the UofC, Market and Brentwood Mall, LRT, Foothills Hospital, and more!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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