

3111 34 AVENUE NW #222, Calgary T2L 0Y2

MLS®#: **A2170629** Area: **Varsity** Listing Date: **10/04/24** List Price: **\$309,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 31-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2004**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Titled,Underground**

DOM

47
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Courtyard,Garden,Storage**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Recreation Facilities,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`10" x 12`11"	Dining Room	Main	9`5" x 5`8"
Bedroom - Primary	Main	8`8" x 11`1"	Kitchen	Main	11`7" x 8`7"
Walk-In Closet	Main	7`5" x 6`4"	4pc Bathroom	Main	4`11" x 12`0"
Entrance	Main	7`0" x 4`8"	Balcony	Main	6`1" x 12`1"

Legal/Tax/Financial

Condo Fee: **\$430** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **0513297;52**

Remarks

Pub Rmks: **Discover this beautiful, recently refreshed and bright 2nd floor, 1-bedroom condo situated directly across from the University of Calgary, offering unmatched convenience. This prime location is just a short walk to the Brentwood LRT station and Brentwood Village Mall, with nearby amenities including COOP, London Drugs, Freshco, the Bank Of Montreal and much more. The Foothills hospital, the Alberta Children's hospital and Market Mall are a very short 5-minute commute. This contemporary suite includes all appliances and window coverings. The living room boasts large windows with lots of natural light. Both the living room and bedroom have been updated with brand new carpet and the entire unit has been refreshed. The entrance, bathroom, kitchen, and backsplash have been upgraded to tile. Enjoy your view of the serene courtyard while relaxing on your balcony which is fitted with a gas line for your bbqing pleasure and convenience. The unit comes with a titled parking space and a titled storage unit. Don't let this one slip away!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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





