



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3101 34 Avenue #309, Calgary T2L2A3**

MLS®#: **A2176533**

Area: **Varsity**

Listing Date: **10/31/24**

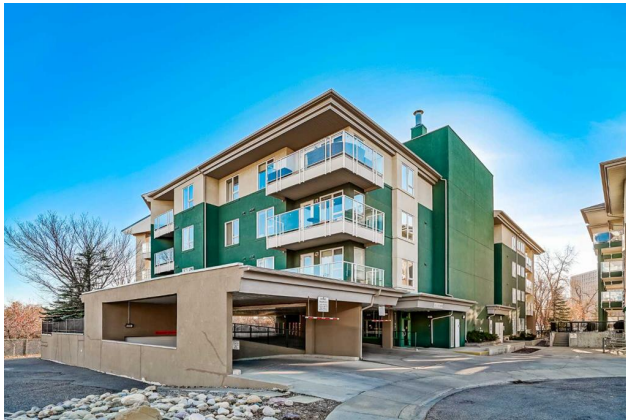
List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Residential**  
**Apartment**  
**Calgary**  
**2007**

Finished Floor Area

Abv Sqft: **844**

Low Sqft:

Ttl Sqft: **844**

**Underground**

DOM

**20**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Built-in Features, Open Floorplan, Walk-In Closet(s)**  
Utilities:

Room Information

| Room             | Level | Dimensions     | Room              | Level | Dimensions     |
|------------------|-------|----------------|-------------------|-------|----------------|
| Living Room      | Main  | 15`9" x 11`11" | Kitchen           | Main  | 10`9" x 9`5"   |
| Dining Room      | Main  | 12`0" x 11`5"  | Bedroom - Primary | Main  | 13`10" x 10`8" |
| 4pc Ensuite bath | Main  | 13`7" x 9`1"   | Walk-In Closet    | Main  | 9`0" x 7`2"    |
| Den              | Main  | 9`1" x 4`1"    |                   |       |                |

Legal/Tax/Financial

Condo Fee:  
**\$698**

Title:  
**Fee Simple**

Zoning:  
**M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0714850**

Remarks

Pub Rmks: **Welcome to this expansive 844 sq. ft. condo in the vibrant Varsity neighbourhood—a bright, upgraded retreat designed for modern living. With a prime location near the University, Research Park, two major hospitals, and key shopping hubs like Brentwood and Market Mall, this condo is a perfect fit for students, healthcare professionals, and commuters alike. The open kitchen is a chef's delight, featuring rich maple cabinetry, a built-in oven, a sleek cooktop, and a stylish breakfast bar under warm pendant lighting. Flowing from here, a large dining and living space awaits, equipped with a built-in workstation and opening to an impressive southwest-facing balcony—ideal for outdoor dining or simply enjoying the evening sun. The generous bedroom features a spacious walk-through closet connecting to a four-piece ensuite and an in-unit laundry area, with added access to the main living space for convenience. Secure underground parking and extra storage (titled) come with the unit, and the building also offers bicycle storage and covered visitor parking, rounding out this appealing package. Don't miss this unique find that combines space, style, and location in one of the city's most desirable areas!**

Inclusions: **Portable Air Conditioner, TV Wall Mount**  
Property Listed By: **eXp Realty**

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







