



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3101 34 Avenue #407, Calgary T2L 2A3**

MLS®#: **A2186027**      Area: **Varsity**      Listing Date: **01/07/25**      List Price: **\$309,900**  
 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: **Underground**

Finished Floor Area

Abv Sqft: **554**  
 Low Sqft:  
 Ttl Sqft: **554**

DOM

**15**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 11`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`5" x 15`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`0" x 10`0"</b>	<b>Balcony</b>	<b>Main</b>	<b>8`1" x 12`8"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`10" x 4`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 12`5"</b>			

Legal/Tax/Financial

Condo Fee: **\$467**      Title: **Fee Simple**      Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0714850**

Remarks

Pub Rmks: **Welcome to the TOP FLOOR of Little Varsity! Enjoy the bright, natural light from the generous windows of the apartment. With east facing exposure overlooking nature and the view of downtown from your large balcony! Perfect for your morning coffee or evening beverage! Baseboard heating throughout the apartment is under your control within the unit at no cost to occupants. In addition, this unit comes with an in-suite laundry, upgraded flooring to laminate for easier maintenance and a portable A/C unit for your comfort. This unit also comes with a convenient TITLED, UNDERGROUND PARKING stall with the most convenient location. Enjoy the confidence of a small, well-managed building, with high security and an admirable record of fiscal management, a respectful community of mature owners, a responsive volunteer Board of Directors, and a highly qualified professional management company. You will have communication with your visitors through secure lobby access codes directly to your telephone. This location cannot be any more convenient. It is located just off Crowchild Trail, DIRECTLY ACROSS from the north gate of U of C, one block from Brentwood shopping plaza, and within easy walking distance to Market Mall, McMahon Stadium and the Alberta Children's Hospital (2 km) and Foothills Medical Centre (under 3 km). Multiple bus routes pass the street corner, and quick access to city center (10 MINUTES) is available from two nearby LRT stations less than 1 km from your door. Call to book your showing today - you won't want to miss out on this gem!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Complete Realty**

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





