



THE
A-TEAM

**RE/MAX
FIRST**

3111 34 Avenue #222, Calgary T2L 0Y2

MLS® #: **A2186990** Area: **Varsity** Listing Date: **01/16/25** List Price: **\$300,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **593**
 Low Sqft:
 Ttl Sqft: **593**

DOM

6
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

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

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	16`8" x 12`11"	Kitchen	Main	11`6" x 9`3"
Bedroom - Primary	Main	11`1" x 8`8"	Walk-In Closet	Main	6`0" x 4`8"
Foyer	Main	7`0" x 4`7"	4pc Bathroom	Main	11`11" x 4`11"

Legal/Tax/Financial

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

Monthly

Legal Desc: 0513297

Remarks

Pub Rmks: **Presenting an exceptional opportunity to own a beautifully updated and sunlit second-floor, one-bedroom condominium, ideally positioned directly across from the prestigious University of Calgary. This highly desirable location ensures unparalleled convenience, with effortless access to public transportation, shopping, and essential amenities. A mere stroll leads you to the Brentwood LRT station and Brentwood Village Mall, where an array of retail and dining options await, including CO-OP, London Drugs, FreshCo, and Bank of Montreal, among others. Additionally, major institutions such as the Foothills Hospital, Alberta Children's Hospital, and Market Mall are only a swift five-minute commute away, further enhancing the property's appeal. This stylish and contemporary suite has been thoughtfully updated, featuring a full complement of appliances and elegant window coverings. The inviting living area is bathed in natural light, courtesy of expansive windows, creating a warm and airy ambiance. Both the living room and spacious bedroom have been recently upgraded with plush new carpeting, while the entryway, bathroom, kitchen, and backsplash showcase sophisticated tile enhancements, seamlessly blending aesthetic charm with practical durability. Next to the living area you will find your primary bedroom with a walk in closet and a 4 piece bathroom. Step outside onto your private balcony, where a tranquil courtyard view awaits, providing a perfect setting for relaxation. The balcony is also equipped with a convenient gas line, ideal for effortless outdoor grilling and entertaining. Further elevating this offering, the unit includes a titled underground parking stall and a separately titled storage unit, ensuring ample space for your belongings. This remarkable residence seamlessly combines style, comfort, and an unbeatable location. Don't miss your chance to own this exceptional property!**

Inclusions: N/A
Property Listed By: Real Broker

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







