



THE
A-TEAM

**RE/MAX
FIRST**

3111 34 Avenue #426, Calgary T2L 0Y2

MLS®#: **A2187028**

Area: **Varsity**

Listing Date: **01/11/25**

List Price: **\$359,000**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 17-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **767**

Low Sqft:

Ttl Sqft: **767**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

11

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`0" x 8`8"
Living Room	Main	15`0" x 13`5"
Office	Main	7`6" x 5`6"
Balcony	Main	21`0" x 5`9"
4pc Ensuite bath	Main	9`2" x 5`4"

Room	Level	Dimensions
Dining Room	Main	9`9" x 8`8"
Foyer	Main	9`5" x 6`9"
Laundry	Main	2`8" x 2`7"
Bedroom - Primary	Main	12`5" x 10`0"

Legal/Tax/Financial

Condo Fee:
\$549

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0513297**

Remarks

Pub Rmks: **Step into this spacious one bedroom + den condo, perfectly situated near the University of Calgary Campus, within walking distance to the Brentwood C-Train Station and moments from Market Mall, the Foothills Medical Centre, and the Alberta Children's Hospital. With easy access to downtown and the mountains, this location is second to none. Relax on the big south-facing balcony overlooking the building's courtyard, and take advantage of the titled underground heated parking stall, a storage locker and in-suite laundry. Save on gym memberships by using the main floor exercise room. This secure, well-managed property has an on-site building manager and welcomes pets with board approval. The open-concept layout is flooded with light from the generous windows. The inviting living room is perfect for hosting friends or watching your favourite show, while the breakfast bar and dining area offer a place to gather while preparing meals. The kitchen is fully equipped with a wall oven, cook-top, and microwave hood fan. A versatile den/office space provides a quiet retreat for work or study and the bedroom features direct access to the bathroom and laundry facilities. Embrace the convenience of apartment living in this vibrant neighbourhood adjacent to the University of Calgary. Schedule your private showing today!**

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

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





