

103, 3101 34 Avenue NW  
Calgary, Alberta

MLS # A2298752



## \$405,000

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	991 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Enclosed, Garage Door Opener, Heated Garage, Insulated, Owned		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 854
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Discover your next home or investment in this exceptional, fully furnished Varsity condo, ready for occupancy preferably mid-June. Located just a short walk from the University of Calgary, University District, Brentwood shopping, and various transit options, this property offers unparalleled convenience. This is a pet friendly building but fully grown-up, pet cannot exceed 15 kg or 33 lbs. You can have up to 2 cats, 2 dogs or 2 birds. The interior features over \$35,000 in premium upgrades, characterized by high ceilings and expansive windows that fill the open layout with natural light. Durable laminate flooring flows through the main living spaces and bedrooms, while the two ensuite bathrooms are finished with practical ceramic tile. The kitchen is a central highlight, equipped with medium-toned maple cabinetry, black appliances, and a curved island with seating for three. Nearby, a dedicated computer area with ample built-in storage provides an organized space for remote work or studying. Living and entertaining are made easy with a living room that opens onto a private patio, where mature trees provide a natural screen for outdoor relaxation. The layout is perfectly suited for roommates or guests, featuring two primary bedrooms each with their own ensuite. One bedroom includes a ceiling fan and walk-in closet, while the other offers a walk-through closet leading to a 4-piece bath that connects directly to the laundry room. Additional benefits include a titled underground parking stall in a heated parkade and a titled storage cage for the winter months. This condo is a perfect opportunity for first-time buyers, University of Calgary faculty and students, or medical professionals working at the Foothills or Children's Hospitals. Schedule your showing today!