

\$409,900 - 418, 3111 34 Avenue Nw, Calgary

MLS® #A2262853

\$409,900

2 Bedroom, 2.00 Bathroom, 916 sqft

Residential on 0.00 Acres

Varsity, Calgary, Alberta

Varsity!! This top-floor unit offers the perfect blend of comfort, convenience, and value. With 9 ft ceilings and an open, airy layout, the space feels bright and inviting from the moment you step inside.

This modern floor plan features two spacious bedrooms, two full bathrooms, and a walk-in closet with a 4-piece ensuite in the primary suite. Enjoy the convenience of in-suite laundry with a stacked washer and dryer, plus a balcony off the sunlit living room—perfect for your morning coffee or evening unwind.

The unit includes two titled sxs underground parking stalls, secure building access, visitor parking, and a fitness room exclusively for residents.

Location is everything—and this one delivers. You™re just across the street from the University of Calgary, with easy walking access to both Brentwood and University C-Train stations, as well as Brentwood Village Shopping Centre directly across the street. Groceries, restaurants, and cafÃ©s are all steps away. Market Mall is only a 4-minute drive, while Alberta Children™s Hospital and Foothills Medical Centre are within a short commute. Surrounded by parks, green spaces, and top-rated schools, this is an ideal choice for students, professionals, or first-time buyers alike.



Whether you’re looking for a turnkey investment property or a low-maintenance home in a connected NW community, this is urban living made easy”ready for immediate possession.

Built in 2005

Essential Information

MLS® #	A2262853
Price	\$409,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	916
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	418, 3111 34 Avenue Nw
Subdivision	Varsity
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0Y2

Amenities

Amenities	Bicycle Storage, Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Titled, Underground

Interior

Interior Features	Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer

Heating	Hot Water
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	October 8th, 2025
Days on Market	25
Zoning	M-C2

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.