

432, 3111 34 Avenue NW
Calgary, Alberta

MLS # A2273511



\$439,000

Division:	Varsity		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,049 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, See Remarks, Side By Side, Stall, Titled,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 781
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		
Inclusions:	Barbeque		

WELCOME to a thoughtfully designed and also wheelchair-friendly TOP-FLOOR condo offering 1,049+ sq. ft. of comfortable, easy living—where space, accessibility, and style come together beautifully. Just move in and enjoy this updated 2-bed, 2-bath condo offering excellent wheelchair accessibility, generous space, and rare side-by-side parking. The OPEN CONCEPT KITCHEN features professionally REFINISHED GREY CABINETS, GRANITE COUNTERTOPS with Breakfast Bar, and STONE BACK SPLASH. The bright dining and living areas capture expansive CORNER top-floor views and open onto a private, covered balcony. UPGRADES continue throughout the home with ENGINEERED HARDWOOD, NEW PAINT, and also NEW CARPETS in both bedrooms. The PRIMARY BEDROOMS includes a WALK THROUGH CLOSET and a 3-piece ENSUITE with a fully barrier-free, roll-in/walk-in TILED SHOWER. Both bathrooms feature vanities with GRANITE COUNTERTOPS. A second bedroom, a 4-piece main bathroom, and a BUILT IN WORKSTATION complete this highly functional layout. Full-size washer dryer is conveniently located within the ensuite. One unique feature. WHEELCHAIR ACCESSIBILITY—SIDE-BY-SIDE titled underground parking ideally suited for handicap-equipped vehicles. This complex offers desirable amenities: a fitness centre, three elevators, secure UNDERGROUND VISITOR parking, BIKE storage, and a large courtyard with BBQ area. Located on a quiet cul-de-sac steps from the University of Calgary, Research Park, Foothills & Alberta Children's Hospitals, Brentwood Mall. University LRT Station provides quick access to Market Mall and downtown. Whether you're searching for a STYLISH CONDO in a prime location, a smart first purchase, a perfectly right-sized home, an

investment or a condo with ACCESSIBLE FEATURES —this one truly stands out. Don’t miss your chance! QUICK POSSESSION.