203 3111 34 Avenue NW

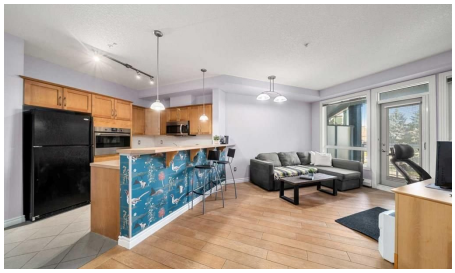
Calgary | Active | MLS® A2338006

$289,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2005**	**569.67 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

MOVE-IN READY CONDO IN AN UNBEATABLE NW CALGARY LOCATION! This bright and well-maintained one bedroom, one bathroom condo offers an excellent opportunity for anyone looking for a low-maintenance home in one of Calgary's most convenient and connected communities. Recently painted and move-in ready, the open-concept floor plan features large windows that bring in plenty of natural light, a functional maple kitchen with a spacious breakfast bar, and a comfortable living area with access to a large balcony. The spacious bedroom includes a walk-through closet leading to the 4-piece bathroom, with convenient in-suite laundry. This unit also includes a titled underground parking stall and titled storage locker. Varsity 3111 is a secure, professionally managed building offering a fitness facility, bike storage, controlled access, and additional underground visitor parking. The building is also pet friendly with board approval. Located just steps from the University of Calgary and Brentwood Village Shopping Centre, and close to the C-Train, Market Mall, Foothills Medical Centre, Alberta Children's Hospital, restaurants, coffee shops, parks, schools, and countless other amenities. Whether you're looking for your first home, a convenient place to downsize, or a well-located investment property, this is a fantastic opportunity in the heart of Varsity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338006
Bedrooms	1
Bathrooms	1
Year Built	2005
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	569.67 sq. ft.
Main Level Finished Area:	569.67 sq. ft.

Condo Fee:	$428.00
Condo Fee Includes:	Caretaker, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer
Front Exposure:	East
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2005 (Age: 21)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0513297
Heating:	Baseboard, Boiler, Natural Gas
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Owned, Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Bathroom, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	3111 Varsity
Community:	Varsity
Amenities:	Elevator(s)
Appliances:	Dishwasher, Electric Range, Refrigerator, Window Coverings
Inclusions:	Curtain Rods
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 13'5" × 8'8" ·
Main Floor	Dining Room · 12'6" × 9'6" ·
Main Floor	Kitchen · 12'8" × 8'2" ·
Main Floor	Living Room · 12'10" × 10'10" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0

Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C2
Listed Date:	Sep 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/203-3111-34-avenue-nw-calgary-a2338006/

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Data was last updated November 23, 2026 at 08:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.