411 3101 34 Avenue NW

Calgary | Active | MLS® A2359186

$325,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2007**	**771 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

LOCATION truly does everything here, and this PENTHOUSE proves it! Perfectly positioned DIRECTLY across from the University of Calgary, this beautifully renovated, nearly 800 sq. ft. one bedroom penthouse, offers unbeatable convenience, and STUNNING VIEWS. As you step into a bright, open-concept, and spacious layout you will enjoy the natural light pouring in from east and south exposures. The newly renovated condo features NEW FLOORING, shower safety bars, many brand NEW LED light fixtures, NEW stainless steel fridge and microwave hood fan. Remember that you will have an in unit controlled heating at no cost. The private balcony is perfect for morning sunrise coffee or evening sunset relaxation! The balcony is facing downtown, allowing you a perfect seat to Stampede fireworks from your own home. The unit also includes a HUGE WALK-IN CLOSET, TITLED UNDERGROUND PARKING and a secure TITLED STORAGE LOCKER for complete peace of mind. Settling in the well managed Little Varsity building, you will appreciate secure access, a strong sense of community, responsive professional management, and Board of Directors. Just steps from Brentwood shopping, Market Mall, transit, and all amenities, including Foothills Hospital, Arthur J.E. Child Comprehensive Cancer Centre and Alberta Children’s Hospital. Plus you are only 10 minutes to downtown, this is city living at its finest! ***PENTHOUSE LIVING! UNMATCHED LOCATION! STUNNING VIEWS! INCREDIBLE VALUE! Book your showing today, this one will not last.***

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359186
Bedrooms	1
Bathrooms	1
Year Built	2007
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:	771 sq. ft.
Condo Fee:	$651.36
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southeast
Unit Exposure:	East, South, Southeast
Floor Location:	Top
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2007 (Age: 19)
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:	0714850
Heating:	Baseboard
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Little Varsity
Community:	Varsity
Amenities:	Bicycle Storage, Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 13'10" × 10'8" ·
Main Floor	Kitchen · 14'6" × 13'7" ·
Main Floor	Living Room · 12' × 12' ·
Main Floor	Dining Room · 15'9" × 7'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Lighting, Storage

Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C2
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/411-3101-34-avenue-nw-calgary-a2359186/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

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