429 3111 34 Avenue NW

Calgary | Active | MLS® A2357193

$324,800









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2005**	**616.51 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Imagine stepping out your front door and being just minutes from your classes or work! Welcome home to this bright, modern top-floor unit located in a highly desirable, exceptionally well-managed building right across the street from the University of Calgary-and just steps away from the LRT, Brentwood Mall, Market Mall, and the Alberta Children's Hospital! Tucked away on a quiet cul-de-sac with zero through-traffic, this home offers the ultimate sanctuary: top-floor luxury means absolute quiet with no one walking above you, while the corner placement provides ultimate privacy with limited shared walls.

Step inside to an expansive open-concept layout featuring soaring 9-foot ceilings, luxury vinyl plank, stylish pendant lighting, and large, sun-drenched windows that flood the entire space with natural light. The contemporary gourmet kitchen is a chef's dream, complete with solid maple cabinetry, a ceramic cooktop, a built-in wall oven, a hood-top microwave, and a cozy breakfast bar perfect for your morning routine. Off the main living area, step out onto your massive private 12' x 6' balcony-equipped with a BBQ gas outlet and stunning views, making it the perfect spot to entertain or unwind.

The generous primary bedroom boasts expansive windows and a clever walkthrough closet that connects seamlessly to the full 4-piece bathroom, complete with in-suite laundry for ultimate day-to-day convenience. Beyond the unit itself, enjoy top-tier building amenities including a main-floor fitness facility, a gorgeous courtyard patio with common BBQs, pristine wide hallways, granite thresholds, and secure, professional management. Complete with a titled underground heated parking stall, a secure 21 sq. ft. titled storage locker, visitor parking, and bike lock-up, this condo truly checks every box. Don't miss your chance to own an unbeatable slice of convenience, luxury, and long-term value in the heart of the city!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357193
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:	616.51 sq. ft.
Condo Fee:	$491.91
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Maintenance Grounds, Parking, Professional Management, Residential Manager, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
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
New Constr.:	No

Construction Material:	Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, 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:	Bicycle Storage, Elevator(s), Fitness Center, Gazebo, Parking, Picnic Area, Secured Parking, Service Elevator(s), Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	Ceiling Fan
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 13'10" × 10'4" ·
Main Floor	Living Room · 15'2" × 12'1" ·
Main Floor	Bedroom - Primary · 12'4" × 10'8" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub
Exterior Features:	Barbecue, Courtyard
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/429-3111-34-avenue-nw-calgary-a2357193/

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