



**204, 3111 34 Avenue NW, Calgary, Alberta - \$278,900**



Main Photo

## Property Description

This SECOND-floor EAST facing ONE bed / ONE bath NW unit is a VALUE-PACKED gem at a price point that's hard to beat! The efficient kitchen includes a breakfast bar—perfect for quick meals or hosting. The open-concept living area is well-sized for a cozy sofa and desk setup, with large windows that bring in natural light. The separate bedroom area offers extra privacy, and a simple barn door addition can further define the space. IN-SUITE laundry adds daily convenience. Secure building with controlled access, professional on-site management & welcoming community vibe. The second-floor location provides easy elevator or stair access—ideal for safety and peace of mind. Enjoy a generous deck with a great view! TITLED underground parking keeps your car protected all year, or rent it out monthly for passive income. Building fitness room saves you a costly gym membership. No car? You're steps from transit and the LRT. This well-managed complex has a strong reserve fund, ensuring long-term investment protection. Great for first-time buyers or savvy investors—current tenant of FIVE+ years is open to staying on! LOW condo fees

include HEAT & WATER = even more savings. Tons of underground visitor parking, bike storage, TITLED storage locker & PET-friendly policy (2 small dogs/cats or aquarium up to 38L). Whether you work at Foothills or Children's Hospital (10 min drive), love walking Nose Hill Park (5 min drive), or enjoy riverside activity (7 min), this central NW spot has unbeatable VALUE. Brentwood Village Shopping is a 5-min walk away—groceries, dining, pubs, coffee & services all at your fingertips. Add in quick access to downtown, the airport & the mountains—this location truly delivers. Smart pricing, low carrying costs & proven rental history = a winning formula. Call for more info!

## REALTOR Referral

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