

**805, 3830 Brentwood Road NW**  
**Calgary, Alberta**

**MLS # A2217605**



**\$382,500**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	642 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Open Floorplan, Quartz Counters, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 500

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** GARAGE CONTROL, FOB AND KEYS

**VIEW OF THE CITY.** Welcome to UNIVERSITY CITY, A CONCRETE TOWER in the University City complex in Brentwood. Perfectly located within walking distance to the University of Calgary, Brentwood LRT station, shopping centres, restaurants, and countless amenities. This air-conditioned home features 9 foot ceilings, huge floor-to-ceiling windows that flood the space with natural light. The functional layout begins with a spacious foyer and closet, leading into an open floor plan with a modern kitchen equipped with ample cabinetry and updated plank flooring. The adjacent living room opens onto a private, sunny balcony with a noise-reducing patio door perfect for bbqs, dinners and morning coffees. and Both bedrooms are bright and comfortable, each with its own closet and operable window, separated by a convenient four-piece bathroom for added privacy. In-suite front-load stackable washer and dryer. Titled underground parking and an assigned storage locker, adding to the safety and practicality of this home. Residents of University City enjoy access to a private fitness room, a meeting room, bike storage, part time security and plenty of visitor parking. Whether you're a student, a professional, or an investor looking for an easily rentable property, this unit offers exceptional value and location.