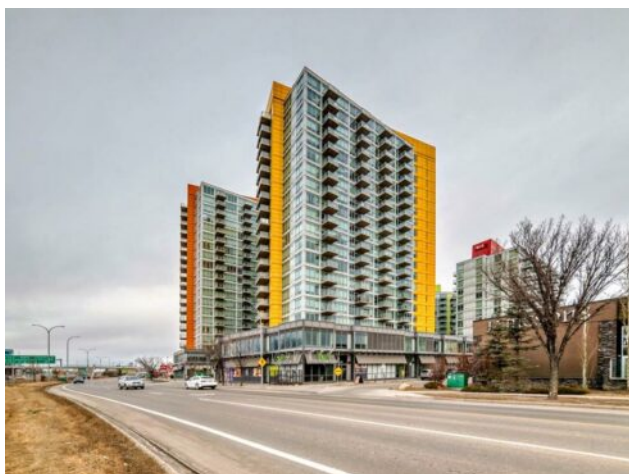


1004, 3820 Brentwood Road NW
Calgary, Alberta

MLS # A2203458



\$349,888

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Brentwood | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 586 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Heated Garage, Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | |
|--------------------|---------------------------------|
| Heating: | Baseboard |
| Floors: | Ceramic Tile, Laminate |
| Roof: | - |
| Basement: | None |
| Exterior: | Concrete |
| Foundation: | Poured Concrete |
| Features: | No Animal Home, No Smoking Home |

| | |
|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 507 |
| LLD: | - |
| Zoning: | DC |
| Utilities: | - |

Inclusions: Window Coverings

WELCOME Home to University City (Yellow) located in an AMAZING NW community of Brentwood. This 2 bedrooms + 1 bathroom condo located on the 10th floor offers unobstructed views of the Rocky Mountains and Downtown. Modern kitchen with granite counters, dark cabinetry and stainless-steel appliances. A generous living/dining area leads onto a large balcony 7ft x 6ft with breathtaking SW views. Condo comes with a newer European washer/dryer combo unit, luxury vinyl planks flooring throughout, floor to ceiling windows and 8.5ft ceiling height. The property offers central air conditioning, a heated underground TITLED parking stall and an assigned storage cage. Condo fees include heat, water, sewage & more. The building offers a fitness room, meeting room, secure bicycle storage, visitor parking, pet friendly with board approval, TELUS fibre optic wired, elevators FOB lockout system and surveillance with on-site security patrol. Steps away from Brentwood C-train station and Brentwood shopping (shops & restaurants). Mins to Market Mall, U of C, SAIT, Foothill Hospital, Children's Hospital and Tom Baker Cancer Centre. Easy access to Crowchild Trail and 16 Ave NW (Trans-Canada Highway). Great opportunity for students, healthcare workers and/or instructors looking for a perfect work-study-play balance. Don't wait and Act NOW to schedule your private viewing.